

Wien

## Split-level apartment in the 1st district

Property ID: 20213440142



**PURCHASE PRICE: 1.609.000 EUR • LIVING SPACE: ca. 97 m<sup>2</sup> • ROOMS: 2**

**Property ID: 20213440142 - 1010 Wien**

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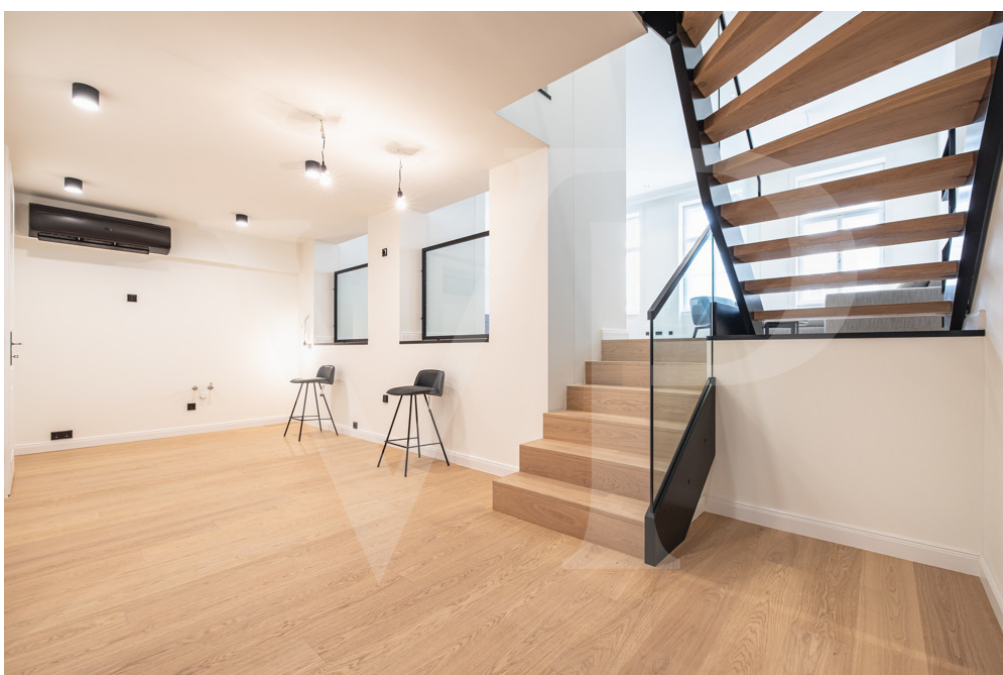
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## At a glance

Property ID	20213440142	Purchase Price	1.609.000 EUR
Living Space	ca. 97 m <sup>2</sup>	Commission	3% + 20% Ust
Rooms	2		
Bedrooms	1		
Bathrooms	1		

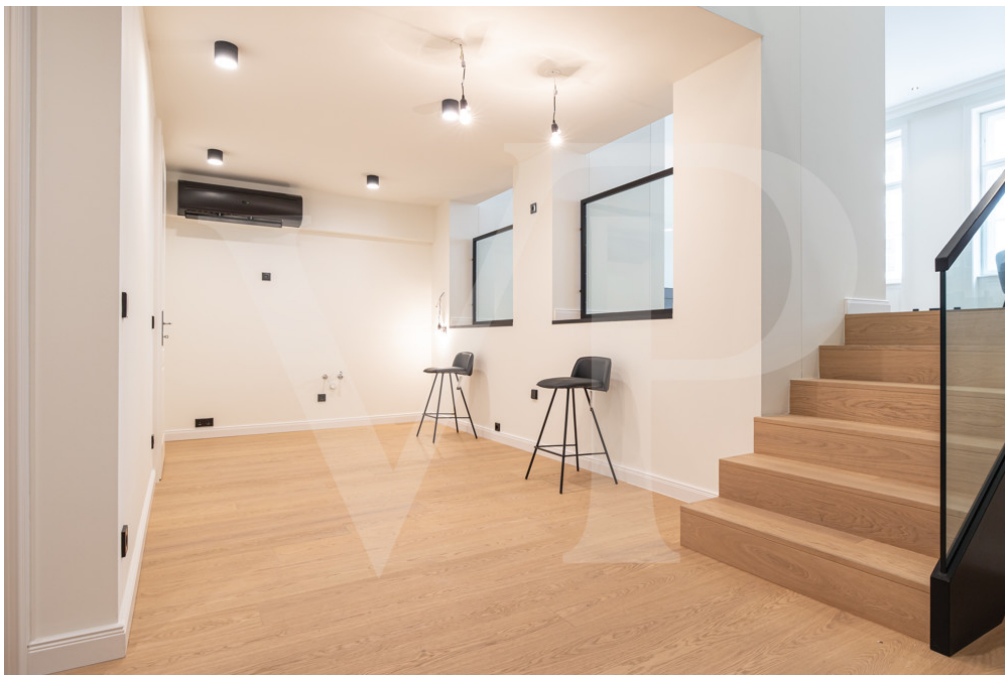
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## The property



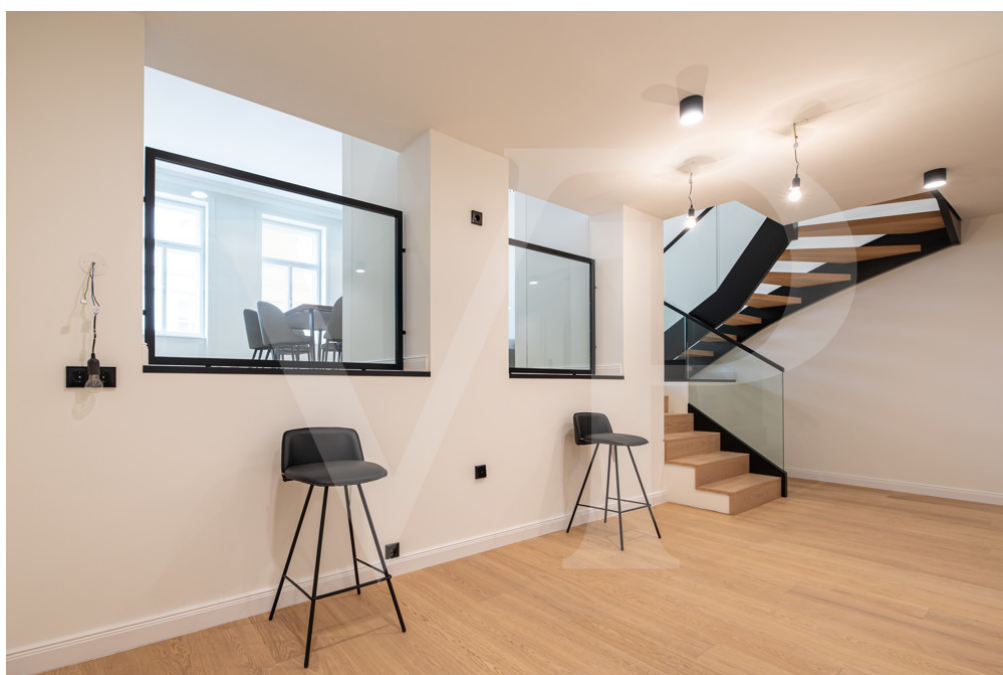
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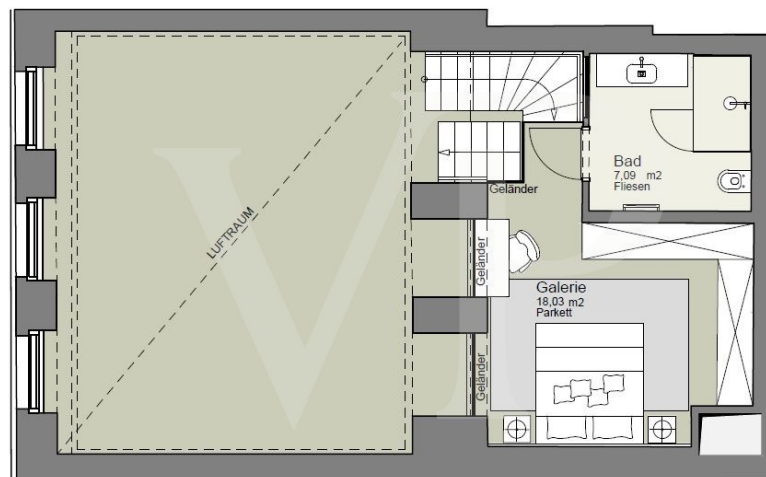
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## The property



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## Floor plans



This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

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## **A first impression**

**This exceptional apartment with exclusive features is located on the 4th floor (accessible by elevator) of a modern building in the textile district of Vienna's 1st district. Upon entering, you'll be immediately impressed by the highest quality finishes, including premium materials and state-of-the-art technology, as well as a unique living experience created by the generous ceiling heights. The apartment is accessed through a spacious foyer with ample storage space. On this level, you'll also find the open-plan kitchen with a practical utility room and a guest WC. The heart of the apartment is the magnificent 45 m<sup>2</sup> living room with large windows and high ceilings. The master suite, comprising a bathroom and bedroom, awaits you on the gallery level. Let yourself be captivated by the charm of this gem during a no-obligation viewing. Should you require additional space for guests or staff, further units are available in the same building.**

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## **Details of amenities**

- **Exklusiver Erstbezug**
- **97,7 m<sup>2</sup> Wohnfläche**
- **45 m<sup>2</sup> Wohnraum mit hoher Decke**
- **Schlafzimmer mit Bad en Suite**
- **Küche mit angeschlossenem Wirtschaftsraum**
- **im Erdgeschoß Spa und Pool sowie Fitnessbereich**
- **Conciergeservice**
- **höchste Ausstattungsqualität**
- **Klimatisierung**
- **Smart-Home-System**

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## **All about the location**

- Nähe Rudolfsplatz
- U2 und U4 Schottenring in drei Gehminuten
- Tram 1,2, 31

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## **Contact partner**

**For further information, please contact your contact person:**

**Herten Immobilien GmbH**

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