

**Absolute rarity in the Palais Hansen: Exclusive penthouse
in prime location!**



Objektnummer: 57267

Eine Immobilie von Adonia Immobilien GmbH

Zahlen, Daten, Fakten

Art:	Wohnung - Maisonette
Land:	Österreich
PLZ/Ort:	1010 Wien
Zustand:	Erstbezug
Möbliert:	Voll
Alter:	Neubau
Wohnfläche:	253,00 m²
Zimmer:	3
Bäder:	2
Terrassen:	2
Heizwärmebedarf:	44,00 kWh / m² * a
Kaufpreis:	8.500.000,00 €
Betriebskosten:	1.064,20 €
USt.:	106,42 €
Provisionsangabe:	

3% des Kaufpreises zzgl. 20% USt.

Ihr Ansprechpartner



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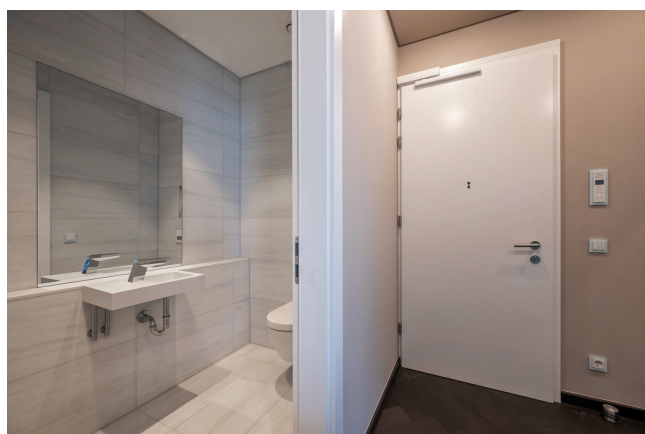


















Objektbeschreibung

The Palais Hansen is a building built in the Neo-Renaissance style between 1869 and 1873 in the 1st district of Vienna, the Inner City. Designed by Theophil Hansen as a hotel and used as an official building for 56 years from 1941, it is a listed building and has been home to a Kempinski luxury hotel since 2013.

The representative penthouse has three levels

layout:

1st level:

- spacious entrance area
- spacious living area with a terrace
- representative kitchen-living room

2nd level:

- Gallery with access to the terrace with breathtaking view

3rd level:

- two bedrooms each with an en-suite bathroom and dressing room

The equipment is of the highest quality and includes exclusive custom-made fittings, a high-quality kitchen, elegant bathroom fittings, an alarm system and much more.

The infrastructure and services of the Hotel Kempinski are available to residents of the only 16 apartments. The private garage can be easily reached using the lift.

public connection:

The U2 and U4 subway lines are just a few minutes' walk away. Vienna city center
Stephansplatz: reachable on foot in about 10 minutes U2 + U4 Schottenring and U2
Schottentor: reachable on foot in approx. 2 - 5 minutes Tram line 1, 71, D: reachable in about 3
minutes on foot

If you have any questions or would like to schedule a viewing, please do not hesitate to contact me.

To arrange a viewing appointment, please send us an email request!

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Der Vermittler ist als Doppelmakler tätig.

Infrastruktur / Entfernungen

Gesundheit

Arzt <500m
Apotheke <500m
Klinik <500m
Krankenhaus <1.000m

Kinder & Schulen

Schule <500m
Kindergarten <500m

Universität <500m
Höhere Schule <1.000m

Nahversorgung

Supermarkt <500m
Bäckerei <500m
Einkaufszentrum <2.000m

Sonstige

Geldautomat <500m
Bank <500m
Post <500m
Polizei <500m

Verkehr

Bus <500m
U-Bahn <500m
Straßenbahn <500m
Bahnhof <500m
Autobahnanschluss <3.000m

Angaben Entfernung Luftlinie / Quelle: OpenStreetMap