

Iconic Penthouse - Unique. Timeless. Elegant.



Objektnummer: 7273

Eine Immobilie von Spiegelfeld

Zahlen, Daten, Fakten

Art:	Wohnung - Penthouse
Land:	Österreich
PLZ/Ort:	1010 Wien
Baujahr:	1932
Zustand:	Neuwertig
Alter:	Neubau
Wohnfläche:	96,42 m²
Nutzfläche:	272,58 m²
Zimmer:	2
Bäder:	1
WC:	2
Terrassen:	1
Heizwärmebedarf:	D 123,00 kWh / m² * a
Gesamtenergieeffizienzfaktor:	D 2,09
Gesamtmiete	9.281,11 €
Kaltmiete (netto)	7.578,00 €
Kaltmiete	8.016,22 €
Betriebskosten:	391,75 €
Heizkosten:	386,05 €
USt.:	878,84 €
Provisionsangabe:	

Gemäß Erstauftraggeberprinzip bezahlt der Abgeber die Provision.

Ihr Ansprechpartner



Sabrina Ritter



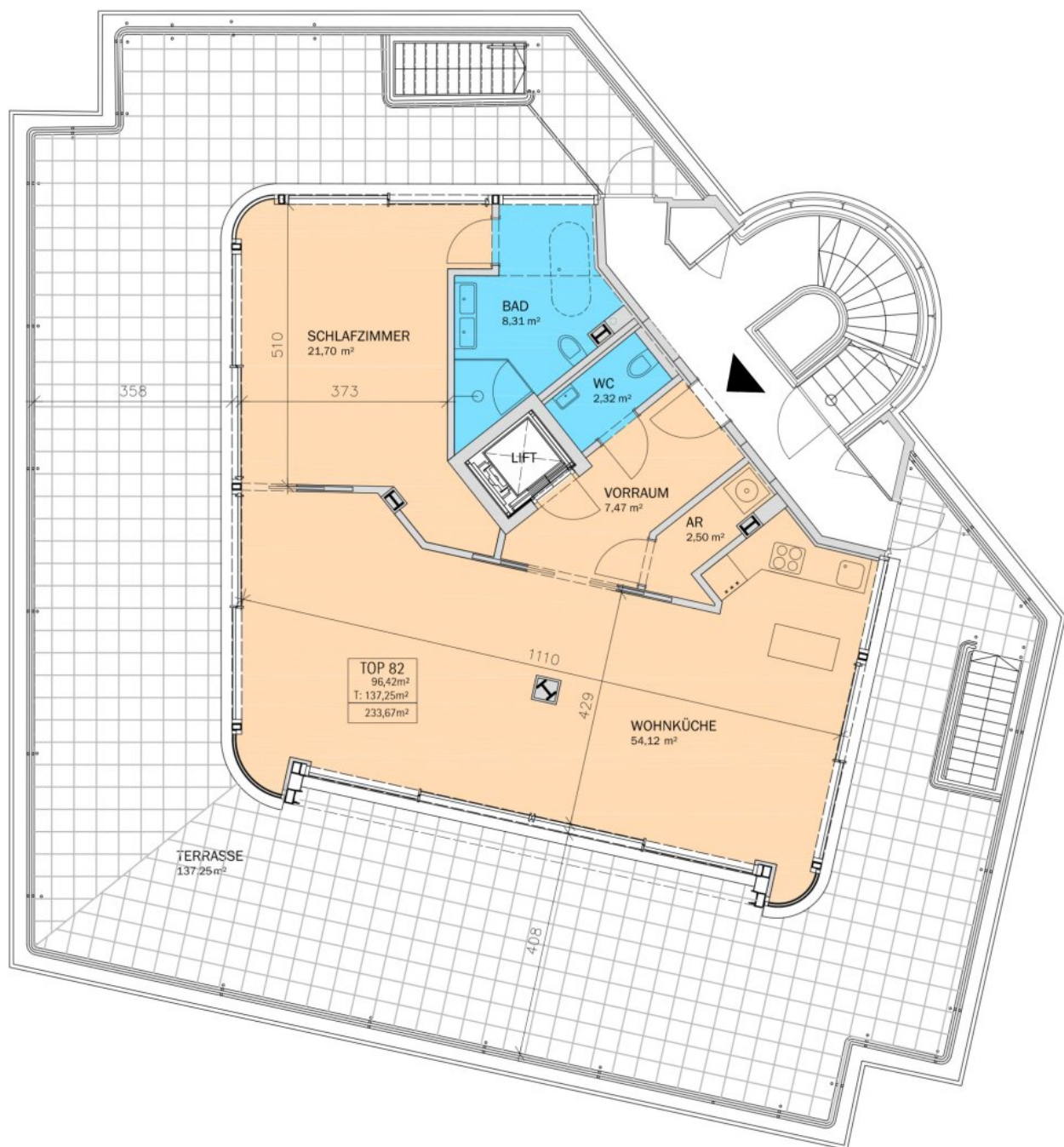
Mitglied des
immobilienring.at

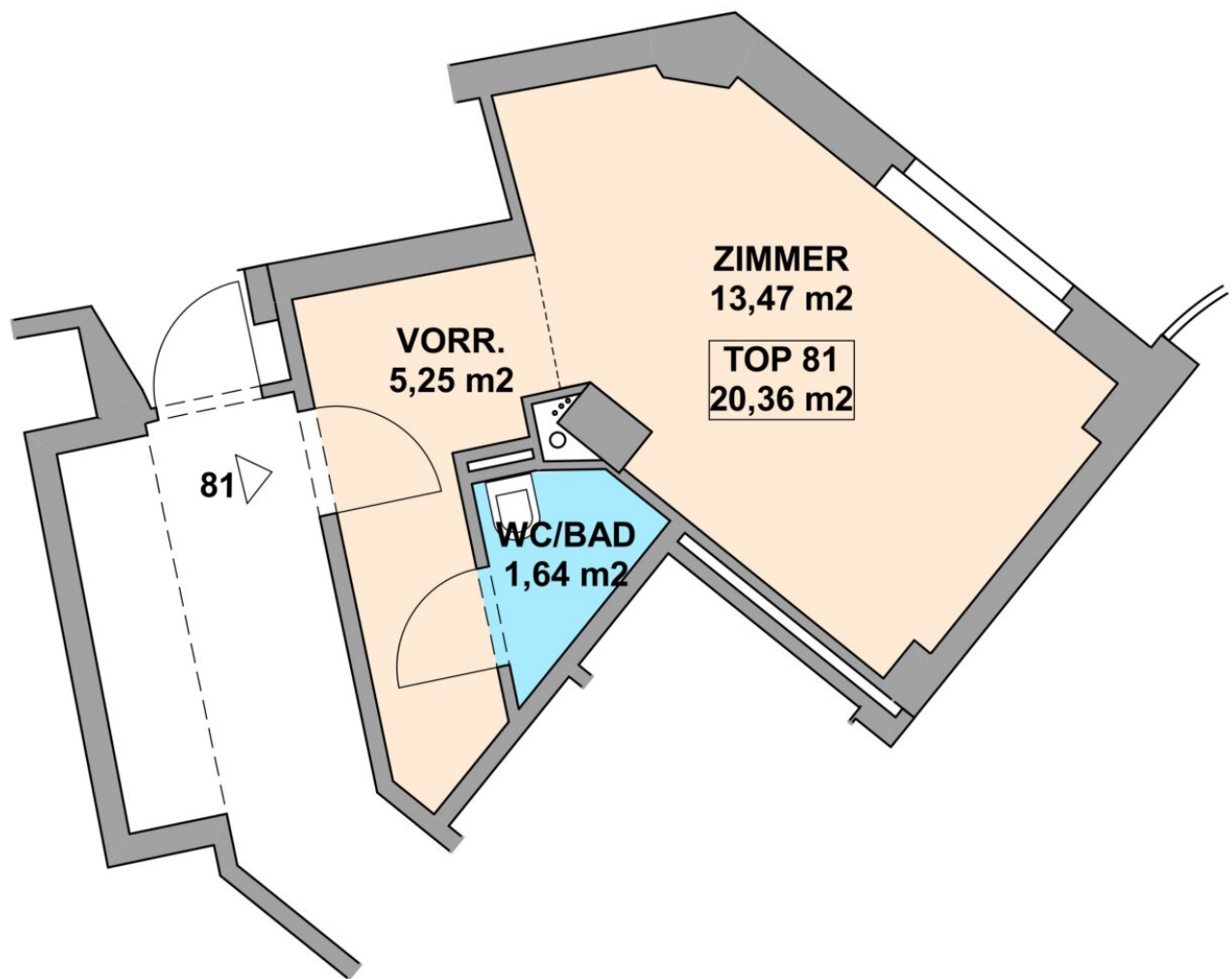


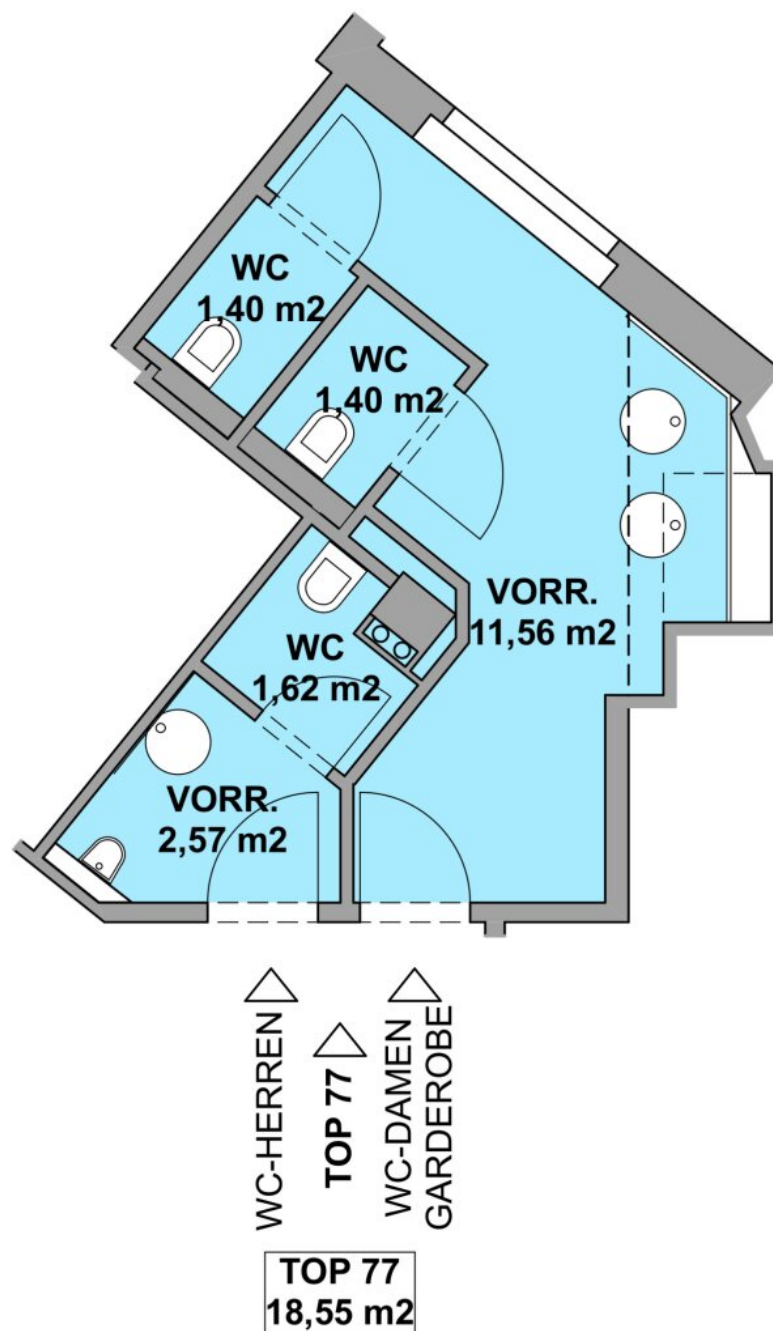












Objektbeschreibung

/// A masterpiece of understatement

This modern penthouse with 360° views in Vienna's first high-rise building offers an unparalleled view over the rooftops of the city of Vienna!

// A haven of sophistication

This penthouse offers you an incomparable living experience on a generous living space of approx. 96 m²: the property extends over the entire floor and impresses with an open, light-flooded room concept and is completely barrier-free.

Exclusive lift directly to the flat! You enter the flat via a lift installed specifically for the flat or via the staircase. The spacious entrance area flows seamlessly into the elegant living room with kitchen, which almost seems to float due to its secluded location at this inner-city height. On the right side of the hallway you will find the guest WC, and on the left side the utility room, including connections for a washing machine and dryer. The penthouse impresses with large, floor-to-ceiling windows in the living room, kitchen, bedroom and shower room, which provide plenty of daylight. The open-plan kitchen is equipped with state-of-the-art appliances and basic utensils. The bedroom is generously proportioned, has a wardrobe niche and offers access to a shower bathroom with WC and radiator. High-quality materials and stylish design create a feel-good atmosphere.

// Outdoor oasis: spacious terrace area

A particular highlight is the spacious 137 m² terrace, which can be accessed seamlessly from the living area and offers an incomparable 360° view over Vienna. Here you can spend relaxing hours enjoying the sunset over the city.

The penthouse is equipped with high-quality parquet flooring and state-of-the-art building services, including air conditioning, underfloor heating, convector heating along the floor-to-ceiling panoramic windows, and ceiling infrared heating, which keeps the windows cosily warm in winter. The architect-designed kitchen has been fitted with carefully selected materials. Each window has electrically operated external blinds, and the awnings in the outdoor area are equipped with a wind sensor.

There is the option of renting a family garage with four parking spaces (81.46 m², BMM EUR

2,145.66).

// Cultural and social enjoyment

Two independently accessible toilet facilities for ladies and gentlemen, measuring 24 m², are also included in the lease, as well as a catering room with an entrance hall and toilet, measuring 29.45 m², which are ideal for events, vernissages, business dinners, etc.! Both units are located on the floor below.

// The pinnacle of urban living

The high-rise building on Herrengasse also offers an exclusive concierge service. Its central location provides excellent public transport connections (U3 Herrengasse, U1 Stephansplatz) and a wide range of shopping opportunities, restaurants and cultural institutions in the immediate vicinity. The high-rise building itself houses numerous shops, restaurants and a café. Are you interested in more information about the high-rise building? Further information is available at www.hochausherrengasse.at.

Be enchanted by this unique penthouse and experience luxurious living in a true architectural icon: Vienna's oldest high-rise building.

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Wir weisen darauf hin, dass zwischen dem Vermittler und dem zu vermittelnden Dritten ein familiäres oder wirtschaftliches Naheverhältnis besteht.

Der Immobilienmakler erklärt, dass er – entgegen dem in der Immobilienwirtschaft üblichen Geschäftsgebrauch des Doppelmaklers – einseitig nur für den Vermieter tätig ist.

Infrastruktur / Entfernungen

Gesundheit

Arzt <500m

Apotheke <500m

Klinik <500m

Krankenhaus <1.500m



Kinder & Schulen

Schule <500m
Kindergarten <1.000m
Universität <500m
Höhere Schule <500m

Nahversorgung

Supermarkt <500m
Bäckerei <500m
Einkaufszentrum <1.000m

Sonstige

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

Verkehr

Bus <500m
U-Bahn <500m
Straßenbahn <500m
Bahnhof <500m
Autobahnanschluss <3.500m

Angaben Entfernung Luftlinie / Quelle: OpenStreetMap



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- Transparente Geschäftsanbahnung und –abwicklung
- Über 5.000 Liegenschaften in verschiedenen Preisklassen

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