

**Penthouse apartment without sloping ceilings – Prime location near the stock exchange and Rudolfsplatz**



**Objektnummer: 7288**

**Eine Immobilie von Spiegelfeld Immobilien GmbH**

## Zahlen, Daten, Fakten

|                               |                       |
|-------------------------------|-----------------------|
| Art:                          | Wohnung - Dachgeschoß |
| Land:                         | Österreich            |
| PLZ/Ort:                      | 1010 Wien             |
| Baujahr:                      | 2010                  |
| Zustand:                      | Gepflegt              |
| Alter:                        | Neubau                |
| Wohnfläche:                   | 117,24 m²             |
| Zimmer:                       | 4                     |
| Bäder:                        | 3                     |
| WC:                           | 4                     |
| Balkone:                      | 1                     |
| Terrassen:                    | 3                     |
| Heizwärmebedarf:              | C 72,40 kWh / m² * a  |
| Gesamtenergieeffizienzfaktor: | C 1,56                |
| Gesamtmiete                   | 3.110,00 €            |
| Kaltmiete (netto)             | 2.593,72 €            |
| Kaltmiete                     | 2.827,27 €            |
| Betriebskosten:               | 205,07 €              |
| USt.:                         | 282,73 €              |
| Provisionsangabe:             |                       |

Gemäß Erstauftraggeberprinzip bezahlt der Abgeber die Provision.

## Ihr Ansprechpartner



Sabrina Ritter

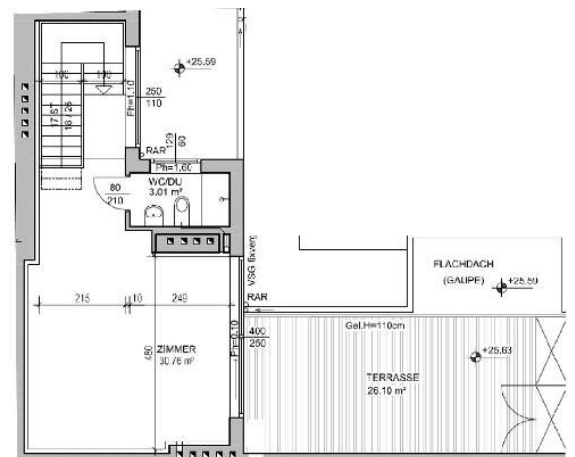
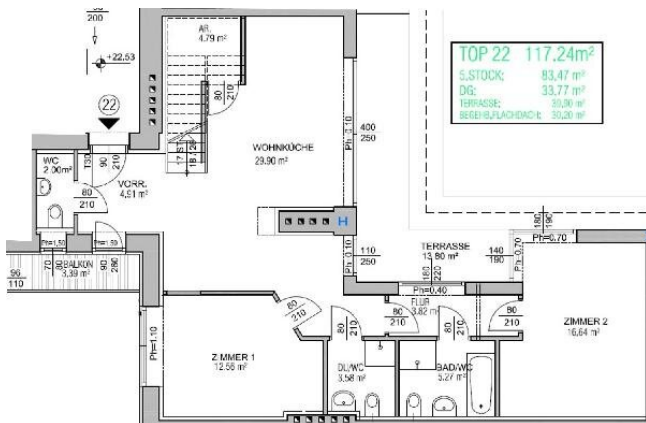






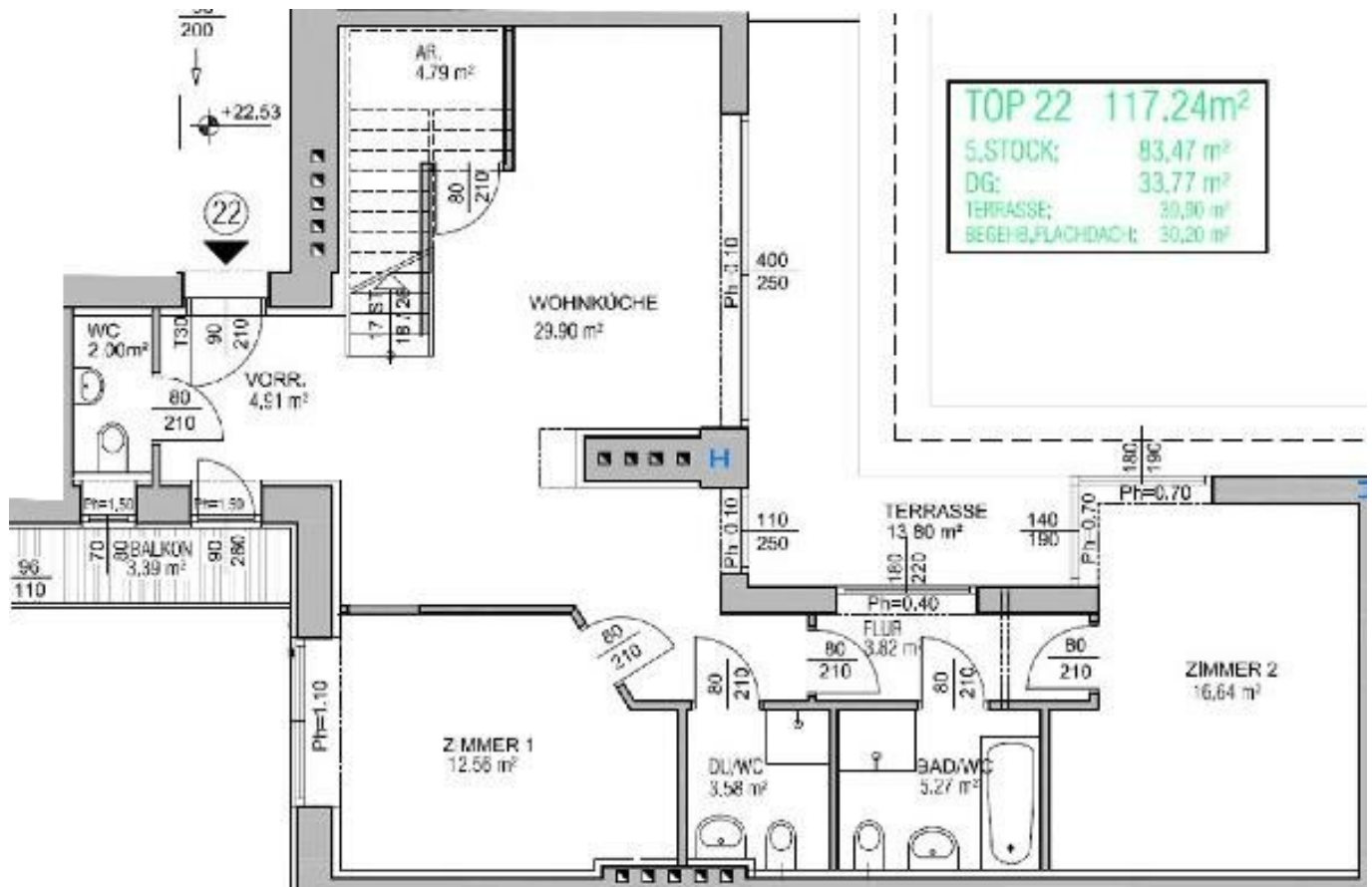


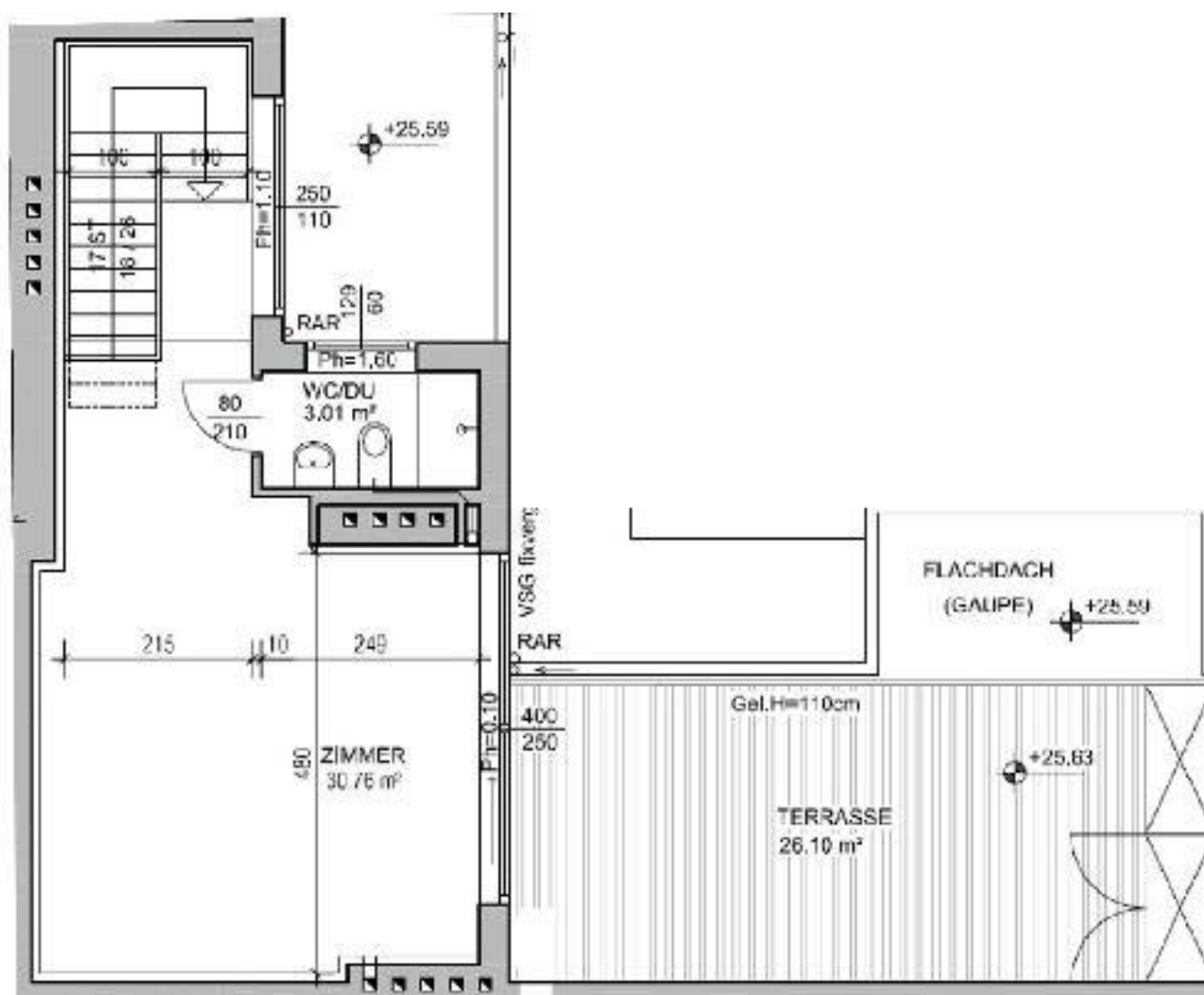












## Objektbeschreibung

In an excellent location in the 1st district, not far from the stock exchange and Rudolfsplatz, the attic of a stylish old building was renovated to a high standard in 2010. Particularly noteworthy is the well-thought-out floor plan of the apartment, which completely avoids sloping ceilings and thus conveys a spacious, elegant feeling of space.

The apartment is located on the 5th floor with elevator and extends over two levels, offering a living space with high-quality furnishings and several (a total of four) open spaces. The entrance area opens onto an anteroom with a balcony measuring approx. 3 m<sup>2</sup>. From here, you enter the light-flooded kitchen-diner with access to an L-shaped terrace of around 13 m<sup>2</sup>. Two bedrooms, two bathrooms (one with a bathtub, shower, and toilet, the second as a shower room with toilet), a separate guest toilet, and a storage room complete this level.

An internal staircase leads to the spacious living area on the upper level, which has another shower room with toilet and leads directly to the large, approx. 26 m<sup>2</sup> roof terrace.

Features:

Parquet flooring

District heating / underfloor heating

Air conditioning in the kitchen-diner, living room, and one of the bedrooms

Location & infrastructure:

The apartment benefits from excellent urban infrastructure. Various shopping facilities, restaurants, and cultural highlights are located in the immediate vicinity. The connection to the public transport network is excellent: subway lines U2 and U4, tram lines D, 1, 31, 71, and bus lines 1A, 2A, 3A, and 40A are within easy walking distance.

A rare opportunity for sophisticated living in one of Vienna's most sought-after locations – ideal for those looking for a stylish home with generous open spaces and urban flair.

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 <1.000m

#### **Kinder & Schulen**

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

#### **Nahversorgung**

Supermarkt <500m  
Bäckerei <500m  
Einkaufszentrum <1.500m

#### **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