IMMOTRADING
THE REAL ESTATE COMPANY

ENGLISH

CONTACT



Maria Kohler

Mobile : **+43 664 158 5055**
e-mail : **maria.kohler@immotrading.at**
company : **ImmoTrading GmbH**
address : **1010 Wien, Kärntner Ring 5-7**
More objects from this agent



BASIC DATA

object number:	**3056/758**
object type:	**Flat**
state:	**Wien**
address:	**1010 Wien, Innere Stadt**
price:	**€ 5,900,000.-**
Living area:	**approx. 213.76 m²**
room:	**4**

DESCRIPTION
SKYVIEW PENTHOUSE

General information about the project

Skyview Penthouses
Number of units: 6
Location: 6th and 7th floor
Ceiling height: up to 5.6 m

Imperial Lofts
Number of units: 6
Location: 4th and 5th floor
Ceiling height: up to 7.5 m

Luxury Apartments
Number of units: 27
Location: 1st, 2nd and 3rd floor
Ceiling height: up to 4 m

Offices
Number of units: 6
Location: ground floor
Deckenhöhe: bis 4.2 m

Common area, parking, wine cellar
Location: -1, -2, -3 floor

Garage
The in-house underground car park has two different parking types:
Stack parking lot: € 65 000
Large parking lot (suitable also for SUV): € 95 000
The garage can also be used with a sports car.

The project is a very exclusive address. Every individual element of the building not only preserves the inheritance of the old Viennese architecture – it also fulfils modern requirements. The building is under the state protection.
In cooperation with landmark preservationists, the building's architectural vocabulary has been retained, but now it has a unique, new "sound." For example, windows, door handles, and even hinges were restored and reused. Thus, they are the original imperial "furnishings" – in the most modern ambiance.

The building is characterized by a spacious front door and the elaborate stucco work, high ceilings (4 m) and windows (double glazing) as well as three historical flights of

the main staircase and a spacious courtyard. The wall thickness is up to 80 cm and the lighting is optimal on all floors, as it is a detached building.

For the entry doors, the traditional “Old Vienna” model was selected, with the WK3 security standard. In addition, the doors are equipped with a “reed relay” which can be fitted with an alarm system if desired.

Another unique feature is: your private quality of life does not end at your front door. It continues from there, flowing into a quiet 4,000 square meter park and an urban environment, yet it protects you from the streams of tourists.

price:	**€ 5,900,000.-**
Buyer's comm.:	**3% plus 20% VAT**
Living area:	**approx. 213.76 m²**
terrace area:	**35 m²**
move-in as of:	**sofort**
room:	**4**
Bathroom:	**2**
toilet:	**3**
Cellar:	**Yes**
parking space:	**1**
Elevator:	**Yes**
number of terraces:	**2**
furniture:	**unfurnished**
heating:	**underfloor heating**
year of construction:	**approx. 2019**
condition:	**very good**
floor levels:	**3**
floor:	**6**

Air conditioning: central; **Garden**: Private, Roof terrace 24 m²; **Administration**: Listed for preservation; **Bedroom**: 2; **Location**: City centre, Green location, Panoramic location guaranteed, sunny location, quiet location; **Features**: fireplace, wheelchair-accessible, sport facilities, concierge, video surveillance, intercom, old building; **Security**: security, alarm; **Public transport**: Subway, Tram, Bus



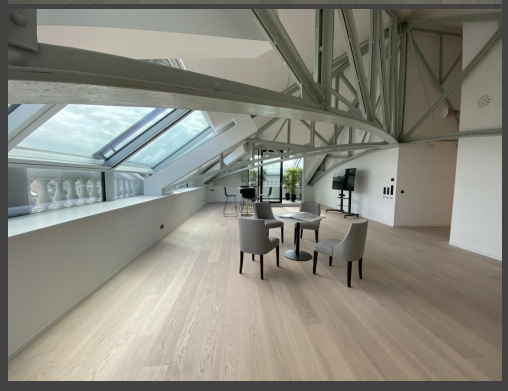


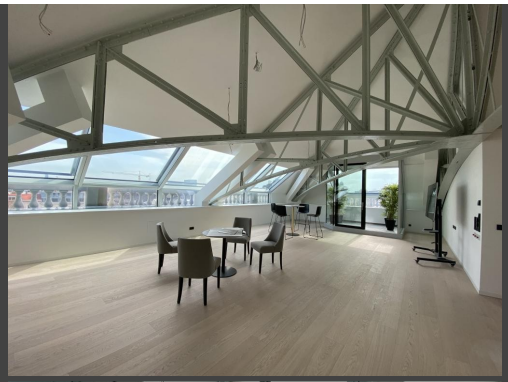






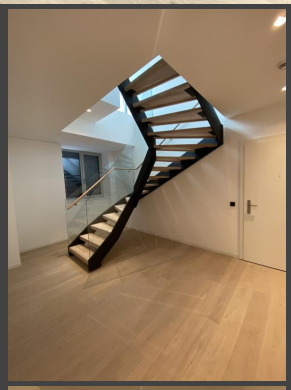
































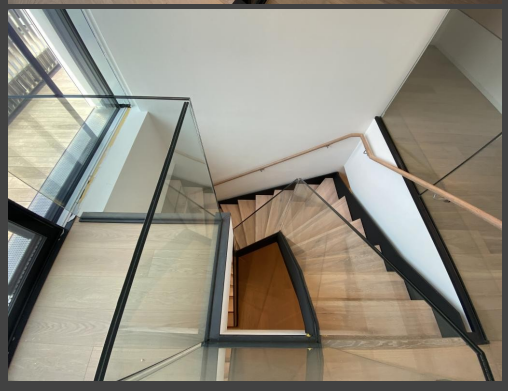






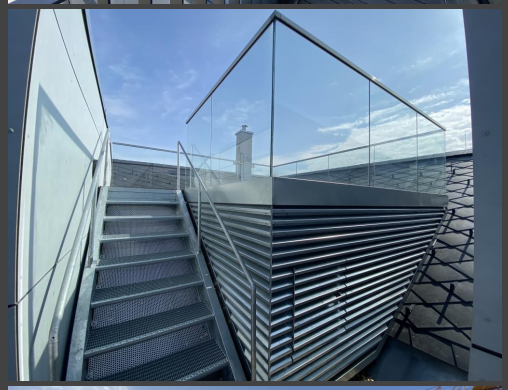




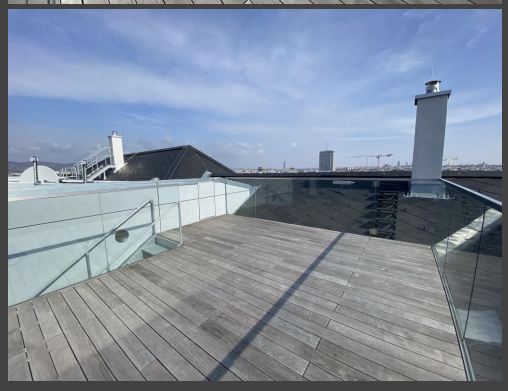








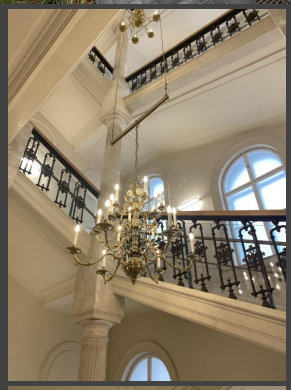


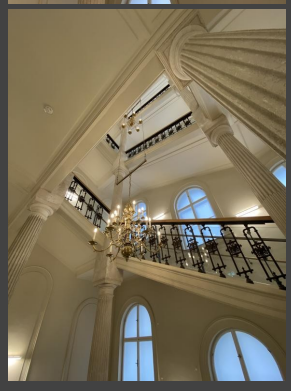


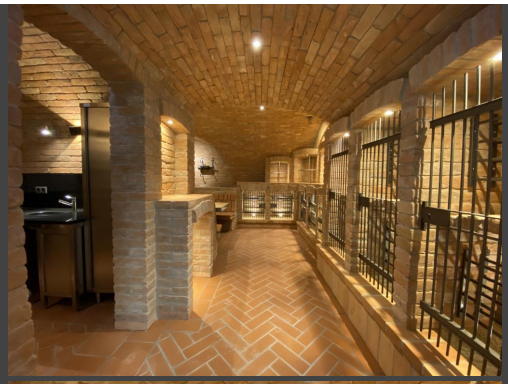



















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IMMOTRADING GMBH
Kärntner Ring 5-7, 1010 Vienna, Austria
+43 664 350 4000
office@immotrading.at

Imprint

CONTACT US:

Name *

Street, House Nr.

ZIP, city

Phone *

E-Mail *

selly.website