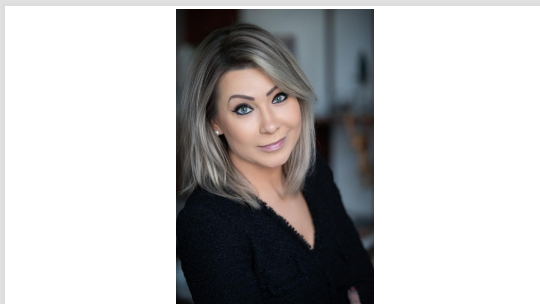
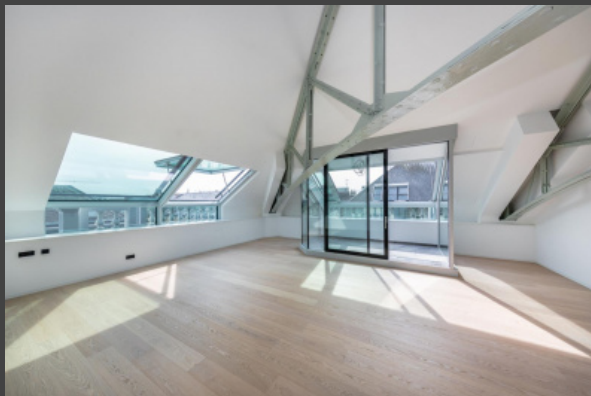


## CONTACT



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[More objects from this agent](#)



## BASIC DATA

object number: **3056/1311**  
 object type: **Flat**  
 state: **Wien**  
 address: **1010 Wien, Innere Stadt**  
 price: **€ 2,995,000.-**  
 Living area: **approx. 127.61 m²**  
 room: **3**

## DESCRIPTION

### UNIQUE 3-ROOM PENTHOUSE IN A GREAT LOCATION

#### Key data

Top 604  
 Floor: 2nd attic  
 Rooms: 3rd  
 Type of use: purchase  
 Available now  
 Year of construction: 1870  
 Condition: first time use

#### Energy certificate

HWB 34.02 kWh/m²a

#### Costs

Purchase price € 2,995,000.00  
 Land register entry 1.10%  
 Real estate transfer tax 3.50%  
 Commission 3% of the purchase price plus 20% VAT.

#### Areas

Living area 127.61 m²  
 Usable area 127.61 m²

#### Rooms

1. Anteroom: 8.87 m²  
 2. Storage room: 5.99 m²  
 3. Bathroom: 4.65m²  
 4. Eat-in kitchen: 11.50 m²  
 5. Bedroom: 12.11 m²  
 6. Living area: 55.41 m²  
 7. Conservatory: 9.82 m²  
 8. Vestibule: 1.96 m²  
 9. Bedroom: 12.93 m²  
 10. Bathroom en suite: 4.37 m²  
 Total size (incl. conservatory): 127.61 m²  
 Room height: up to 5.6 m

#### Finishing / Equipment

Shower  
 Eat-in kitchen / open kitchen

Tiles  
Parquet  
District heating  
Passenger elevator  
Storage room  
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: € 60 000  
Large parking lot (suitable also for SUV): € 80 000  
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.

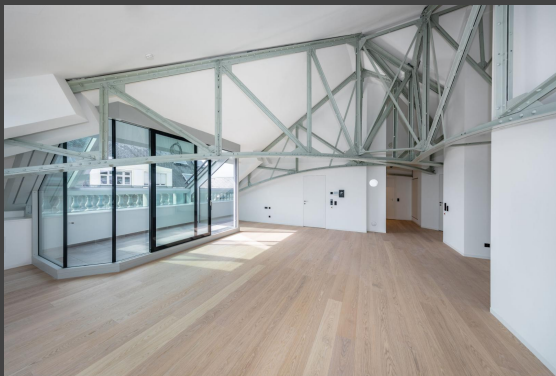
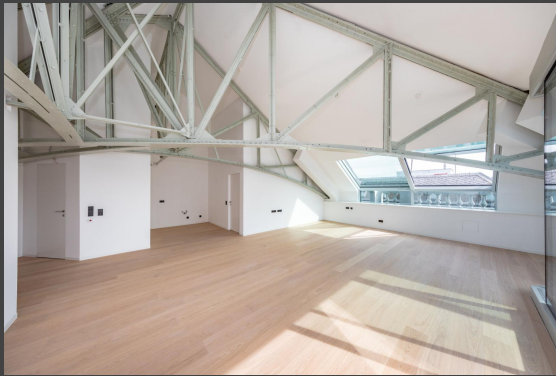
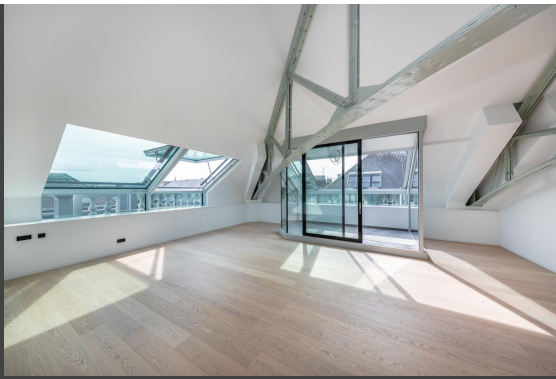
Another unique feature is: your private quality of life does not end at your front door. It continues from there, flowing into a quiet 4,000 square meter park and an urban environment, yet it protects you from the streams of tourists.

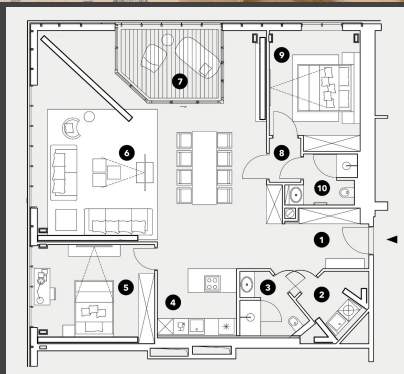
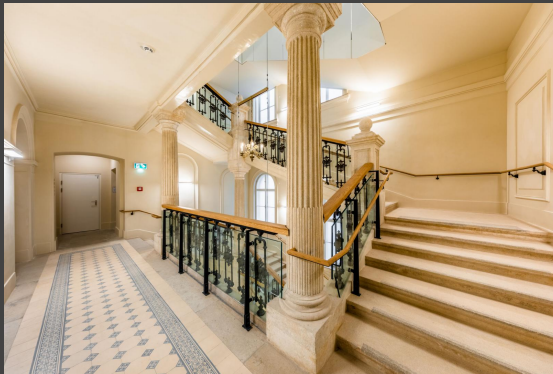
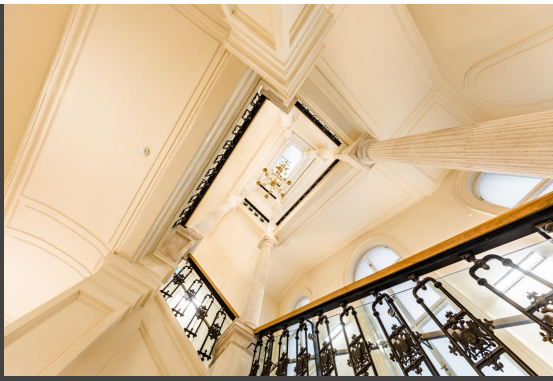
price:	€ 2,995,000.-
Buyer's comm.:	3% plus 20% VAT

Living area:	approx. 127.61 m²
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room:	3
Bathroom:	2
toilet:	2
Cellar:	Yes
parking space:	1
Elevator:	Yes
number of terraces:	1
furniture:	unfurnished
heating:	central heating
year of construction:	approx. 1870
condition:	very good
floor levels:	1
floor:	6
garage:	1

**Air conditioning:** central; **Administration:** Listed for preservation; **Bedroom:** 2; **Location:** City centre, Green location, sunny 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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