

CONTACT



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BASIC DATA

object number: **3056/757**
 object type: **Flat**
 state: **Wien**
 address: **1010 Wien, Innere Stadt**
 price: **€ 7,750,000.-**
 Living area: **approx. 342.90 m²**
 room: **4**

DESCRIPTION

IMPERIAL LOFT WITH A HISTORICAL FLAIR

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.

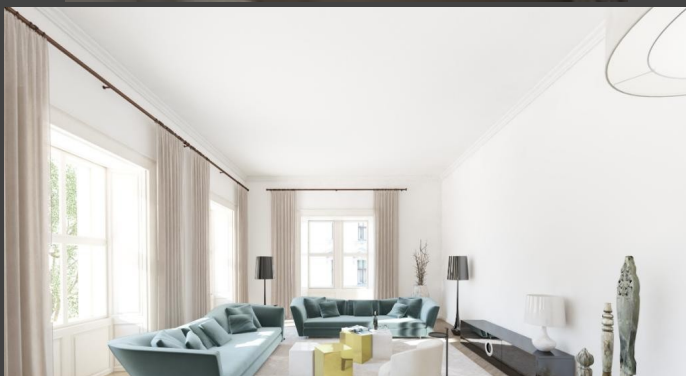
For the entry doors, the traditional "Old Vienna" model was selected, with the WK3 security standard. In addition, the doors are equipped with a "reed relay" which can be fitted with an alarm system if desired.

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.

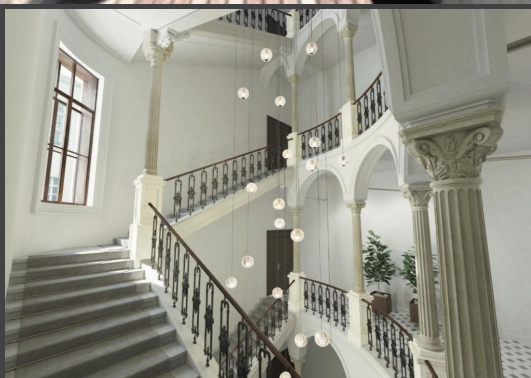
price:	€ 7,750,000.-
Buyer's comm.:	3% plus 20% VAT
Living area:	approx. 342.90 m²
room:	4.5
Bathroom:	3
toilet:	4
Cellar:	Yes
Elevator:	Yes
furniture:	unfurnished
heating:	central heating
year of construction:	approx. 1870
condition:	very good
floor levels:	2
floor:	4

Air conditioning: central; **Administration:** Listed for preservation; **Bedroom:** 4; **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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Imprint

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