

CONTACT



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BASIC DATA

object number:

3056/1486

object type:

Flat

state:

Wien

address:

1130 Wien

price:

€ 1,599,000.-

Living area:

147.30 m²

room:

4

DESCRIPTION

LUXURY APARTMENT WITH A 600 SQM GARDEN AND SWIMMING POND IN HIETZING

The exclusive property is located in the prestigious 13th district of Vienna, in the sought-after neighborhood of Hietzing. This quiet and green environment is known for its upscale residential quality, historical landmarks, and first-class quality of life. Infrastructure: Furtwänglerplatz park, a large playground, kindergarten, school, supermarket.

Hietzing offers a perfect blend of urban elegance and natural beauty.

Property Description:

This stunning furnished apartment spans a spacious 147.3 m² and features 4 rooms perfectly arranged to offer modern comfort and luxurious living.

General information::

- Living kitchen with approximately 60 m²

- 3 spacious bedrooms
- Bathroom with a walk-in shower tray and toilet
- Bathroom with shower and toilet
- Storage room

Other Information:

- Ceiling height of 2.7m
- High-quality marble kitchen with Miele appliances
- Flooring - parquet oak
- Large terrace with 35 m²
- Japanese Zen garden with 50 m²
- Private garden with an impressive 580 m², including a bio-swimming pond approx. 120m with natural water and a picturesque Japanese garden
- Underground parking with one assigned parking space and additionally two outdoor parking spaces in front of the house
- Separate cellar compartment of approx. 10 m²
- Elevator in the building
- Alarm system, outdoor area is video-monitored.

Furnishing: upon agreement, except for the kitchen and Team 7 built-in wardrobes.

Terms and conditions:

Purchase Price: 1,599,000 EUR

Commission: 3% of the purchase price + 20% VAT.

This unique property not only offers generous living space but also an exclusive combination of urban luxury and natural idyll. The high-quality materials, well-thought-out room layout, and impressive outdoor facilities make this apartment a perfect home for discerning buyers. Arrange a viewing appointment today and discover the potential of this extraordinary residence in Hietzing!!

price:

€ 1,599,000.-

operating costs:

€ 604.-

Buyer's comm.:

3% plus 20% VAT

Living area:

147.30 m²

Garden area

580.00 m²

terrace area:

35 m²

Cellar area:

10 m²

move-in as of:

Nach Vereinbarung

room:

4

Bathroom:

2

toilet:

2

Cellar:

Yes

Elevator:

Yes

number of terraces:

1

furniture:

compl. furnished

heating:

gas heat by floor

year of construction:

2012

condition:

very good

floor:

Erdgeschoss

noise:

low – none noise

garage:

1

Energy index:

38.39 kWh/(m²a)

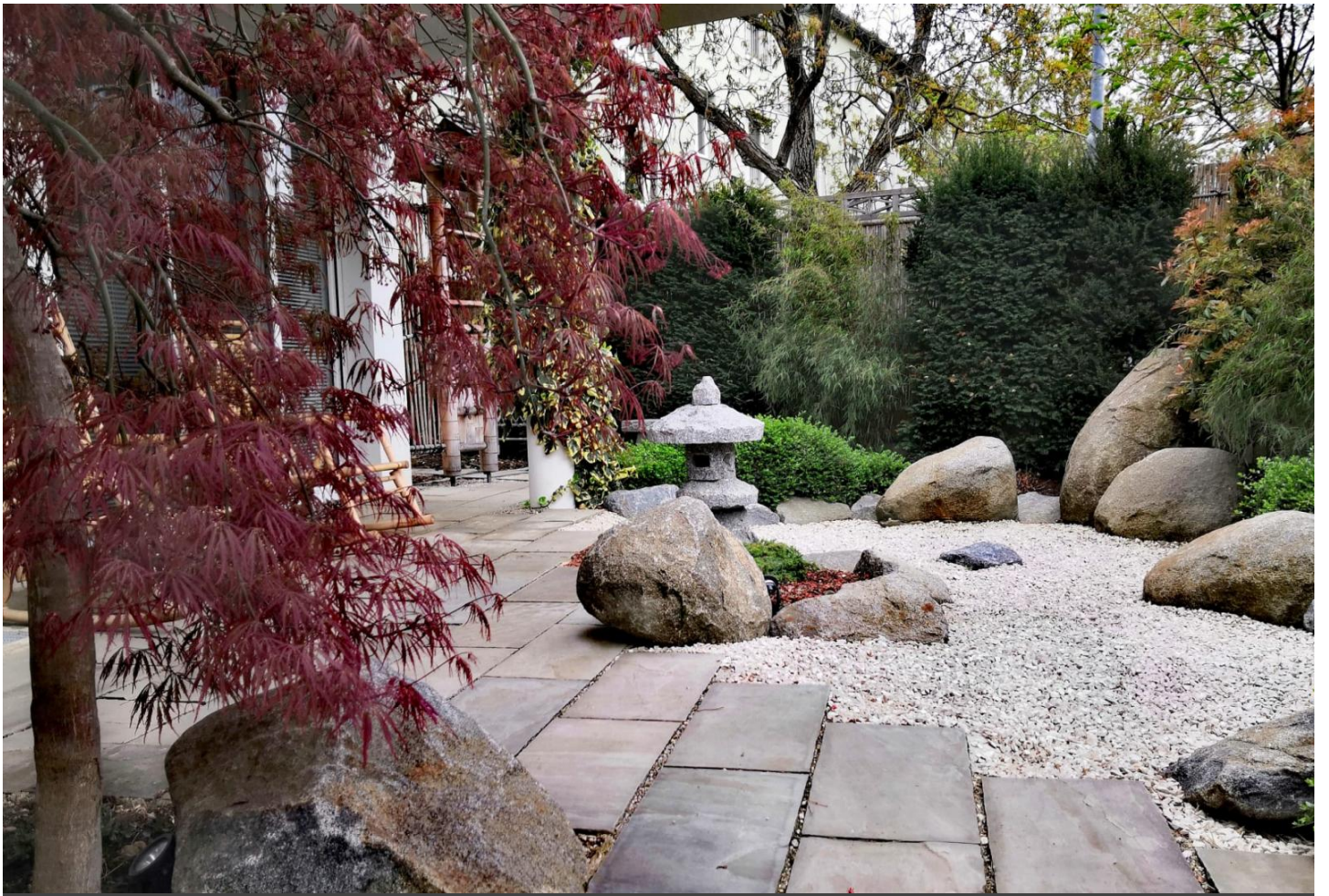
heating demand class:

B

Garden: Private; **Bedroom:** 3; **Location:** Outskirts, Green location, sunny location, quiet location; **Features:** rooms modifiable, intercom, New building; **Security:** alarm; **Public**

PHOTO

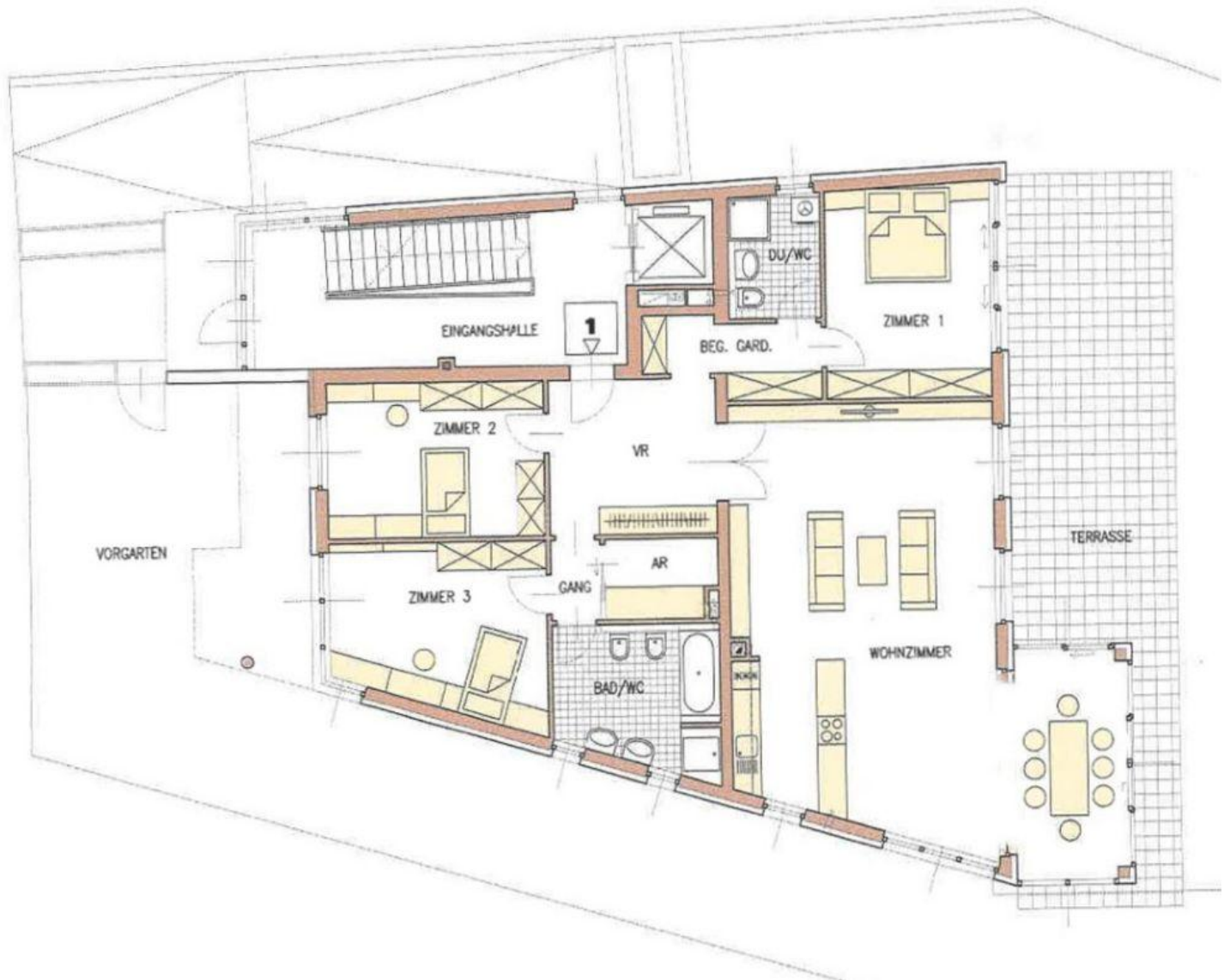












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