

## CONTACT



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## BASIC DATA

object number: **3056/1488**  
object type: **Flat**  
state: **Wien**  
address: **1030 Wien**  
price: **€ 1,299,000.-**  
Living area: **108.00 m<sup>2</sup>**  
room: **3**

## DESCRIPTION

### EXCLUSIVE PENTHOUSE WITH TERRACE ON ROCHUSMARKT

Exclusive penthouse with terrace on Rochusmarkt

#### GENERAL INFORMATION:

- Living space: approx. 108 m<sup>2</sup>
- Floor: upper floor
- Living room with kitchen
- 2 bedrooms
- Number of bathrooms: 2
- Open fireplace
- Terrace 28 m<sup>2</sup>
- Private sauna
- Private laundry room
- Elevator directly to the apartment
- Garage: 2 garage spaces with EV connection for the electric car,
- Storage 4,2 m<sup>2</sup>.

#### EQUIPMENT:

- underfloor heating, currently with heat pump, can be connected to district heating
- air conditioning
- awnings over upper and lower glass roof

#### LOCATION:

This unique designer penthouse is located in Vienna's 3rd district.

The excellent transport links connect you quickly to all the spots - locally and internationally: in addition to the S-Bahn and U-Bahn as well as various tram lines, you will find the City Airport Train (Wien Mitte), which takes you to the airport in just 16 minutes. The nearby parks (Stadtpark and Modenapark) offer numerous opportunities for daily outdoor sports as well as a relaxing break in between. The city center is in the immediate vicinity, approx. 15 minutes on foot.

A variety of local suppliers (Spar-Gourmet, Billa, delicatessen, etc.) as well as restaurants (Steirereck, Piano&Vino) and cafés (Milchbar) are located in the immediate vicinity or in the city park.

The Landstraßer Hauptstraße (EKZ-Galeria) and the Rochusmarkt offer a variety of shopping facilities and restaurants.

**TERMS AND CONDITIONS:**

- Purchase price € 1 299 000.00
- Parking slots: 80 000 Euro
- Commission 3% of the purchase price, plus 20% VAT.

price:	€ 1,299,000.-
operating costs:	€ 245.-
heating costs:	€ 195.-
repair of the building:	€ 108.-
Buyer's comm.:	3%

Living area:	108.00 m <sup>2</sup>
terrace area:	28 m <sup>2</sup>

move-in as of:	nach Vereinbarung
room:	3
Bathroom:	2
toilet:	2
Cellar:	Yes
parking space:	2
Elevator:	Yes
number of terraces:	1
year of construction:	2001
condition:	very good
floor:	4
garage:	1
Energy index:	88.8 kWh/(m <sup>2</sup> a)
heating demand class:	C
Energy efficiency factor:	1.07
Energy class factor:	C

**Location:** quiet location; **Public transport:** Subway, Rapid transit, Tram

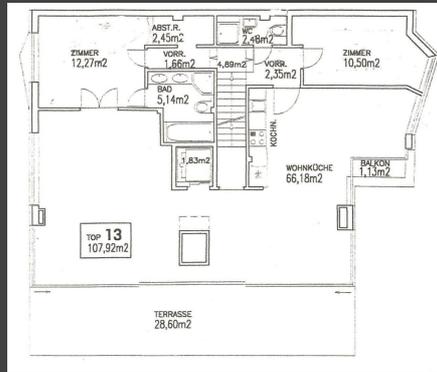












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Imprint

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