



Exclusive penthouse near UNO City and Alte Donau

Located near: UNO City und Alte Donau



Object Nr.: 27113
Purchase: For sale
Type: Apartments
Property type: Flat

Bundesland: Vienna
District: Wien 22., Donaustadt
ZIP / City: 1220 Wien

Rooms: 4
Bathrooms: 2
Purchase price: EUR 1280000.00
Living space: 162.00 m²
Optionen: New construction
Lift

Purchase price	EUR 1,280,000.00
Operating costs	EUR 392.83
Other costs	EUR 180.00
VAT	EUR 39.28
Totally monthly costs	EUR 612.11

Contact



Aslan Kurtaran, MBA
Tel: +43 1 328 8818-0
Mobil: +43 699 1178 5193
Fax: +43 1 328 8818-60
E-mail: kurtaran@expatri-consulting.com



Description

Exclusive penthouse with spacious terraces and breathtaking views over the Old Danube

Welcome to your new home in the prestigious Upper Old Danube area! This exquisite top-floor maisonette penthouse offers an exceptional living concept without sloping ceilings and combines modern luxury with a prime location and high-quality fittings.

Highlights:

- Three-unit building only
- Spacious rooms and no sloping ceilings
- Step-free access from the garage to the apartment via elevator
- Expansive open-plan kitchen/living room with high-quality furnishings
- State-of-the-art technical features including remote-controlled shading systems
- Abundance of natural light and breathtaking views from large glass fronts
- Tranquil terraces offering an oasis of peace and quality of life
- Multimedia connections in all rooms for modern living comfort

Room layout: Level 1:

- Entrance area
- Living room with access to south-facing terrace (26m²)
- Eat-in kitchen
- 2 bedrooms with terraces
- Guest toilet
- Bathroom with bathtub and large shower
- 3 terraces

Level 2:

- Spacious bedroom with access to south-facing terrace (25m²)
- Large bathroom
- Additional WC with washbasin
- 4 terraces

Features:

- High-quality solid walnut parquet flooring
- Custom-made modern kitchen from Intuo with Miele appliances and Dornbracht fittings
- Sophisticated tiling in bathrooms
- Security door and external blinds with remote control
- Walk-in wardrobe and modern built-in cupboards
- 3-pane insulating glazing for energy efficiency
- Underfloor heating with individual room temperature control
- Fireplace connection possible

Special extras:

- 110 m² private terrace area with water and electricity connection
- Elevator directly from garage to apartment
- Two garage parking spaces for convenient parking

Location and infrastructure:

- Excellent public transport links, close to Kagran subway station (U1)
- Proximity to Vienna International School, shops, and restaurants
- Short drive to Vienna-Schwechat Airport

Monthly lease payment: EUR 426.32

Contact us today to schedule a viewing and learn more about this exclusive offering!

Mr. Kurtaran
National: 0699 1178 5193
International: +43 699 1178 5193
Email: kurtaran@expat-consulting.com

Note according to energy certificate draft law: An energy performance certificate has not yet been submitted by the seller or owner, after being informed of the obligation to provide one. Therefore, the energy performance of a building of similar construction type and age is considered. We assume no responsibility or liability for the actual energy efficiency of the property offered.



Graben 7 / 8
1010 Vienna · Austria
www.expat-consulting.com

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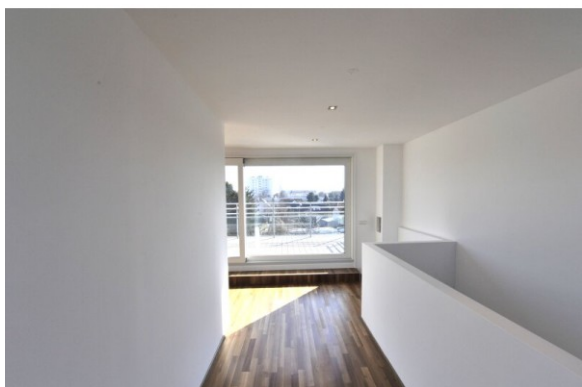
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EXPAT CONSULTING

Real Estate & Relocation Services GmbH

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1010 Vienna · Austria
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