



1220 Wien | Apartment | Property no.: 27113

Exclusive penthouse near UNO City and Alte Donau



Your contact person

Aslan Kurtaran, MBA

Geschäftsführer

+43 1 328 8818-0

+43 699 1178 5193

kurtaran@expatri-consulting.com

www.expatri-consulting.com



Exclusive penthouse near UNO City and Alte Donau



Location

Alte Donau UNO City

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.



Key data

Living area:	approx. 162 sqm	Type of use:	Residential
Basement area:	approx. 7 sqm	For occupation:	ab Juli
Terrace area:	approx. 110 sqm	Property type:	superficies right
		Furnishing:	kitchen, bathroom
		Heating:	underfloor heating
Floor:	attic 1 / DG		
Rooms:	4		
Bathrooms:	2	Location assessment:	very good
Restrooms:	2	Noise level:	absolutely quiet
Basement:	1	Architecture:	new building
Terraces:	7	Condition:	good
Garages:	2	Construction year:	2011
		Orientation:	Southeastwest

Amenities

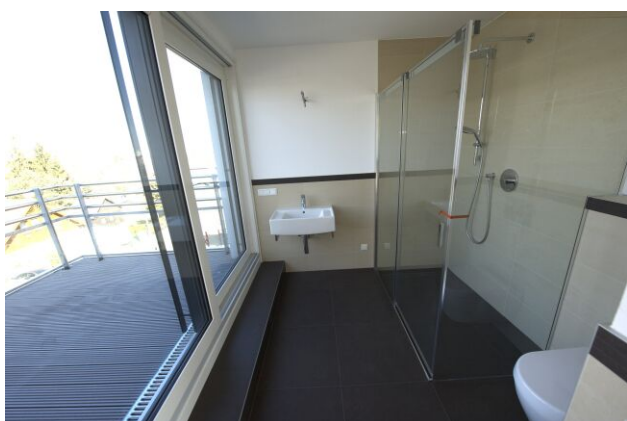
Flooring:	tiles, parquet	Bathroom:	bathroom with window, bathtub, shower
Elevator:	passenger elevator	Kitchen:	fitted kitchen, open kitchen
Television:	cable/satellite TV	Parking space type:	garage

Price information

Purchase Price:	€1,280,000.00	Pachtgrund Chorherrenstift Klosterneuburg	
		monatlich EUR 426,32	
Operating costs:	€392.83		
Maintenance funds:	€180.00	Land registration fee:	1.1 %
VAT:	€39.28	Real estate transfer tax:	3.5 %
Total monthly costs:	€612.11		



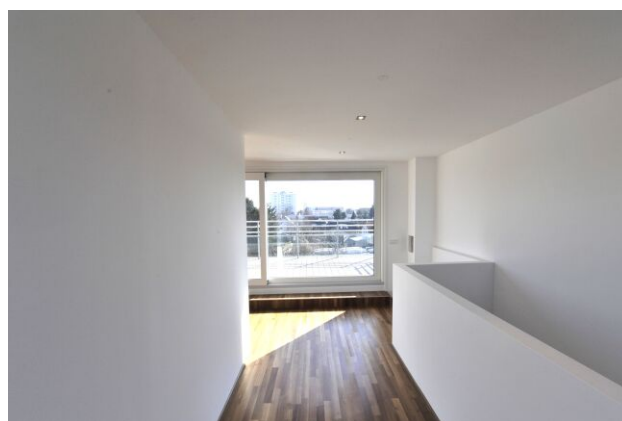
More photos





Graben 7 / 8
1010 Vienna · Austria
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tel +43 1 328 8818-0
fax +43 1 328 8818-60
office@expat-consulting.com



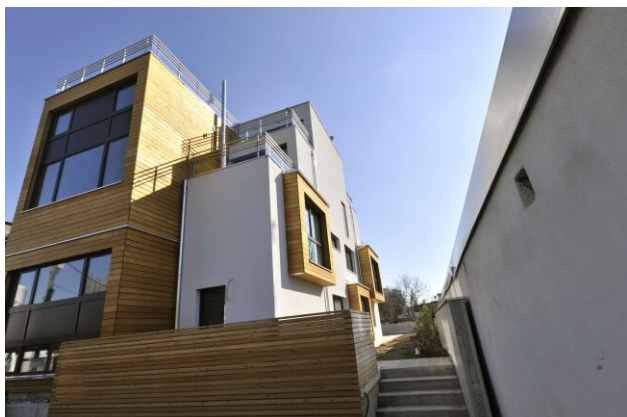


EXPAT CONSULTING

Real Estate & Relocation Services GmbH

Graben 7 / 8
1010 Vienna · Austria
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Location

1220 Wien



Infrastructure/distances (POIs)

Health

Physician	500 m
Pharmacy	1,000 m
Clinic	3,000 m
Medical building	3,500 m

Local supply

Supermarket	500 m
Bakery	1,000 m
Shopping centre	500 m

Transport

Bus	500 m
Subway	500 m
Tram	500 m
Train station	500 m
Motorway junction	2,000 m

Children & schools

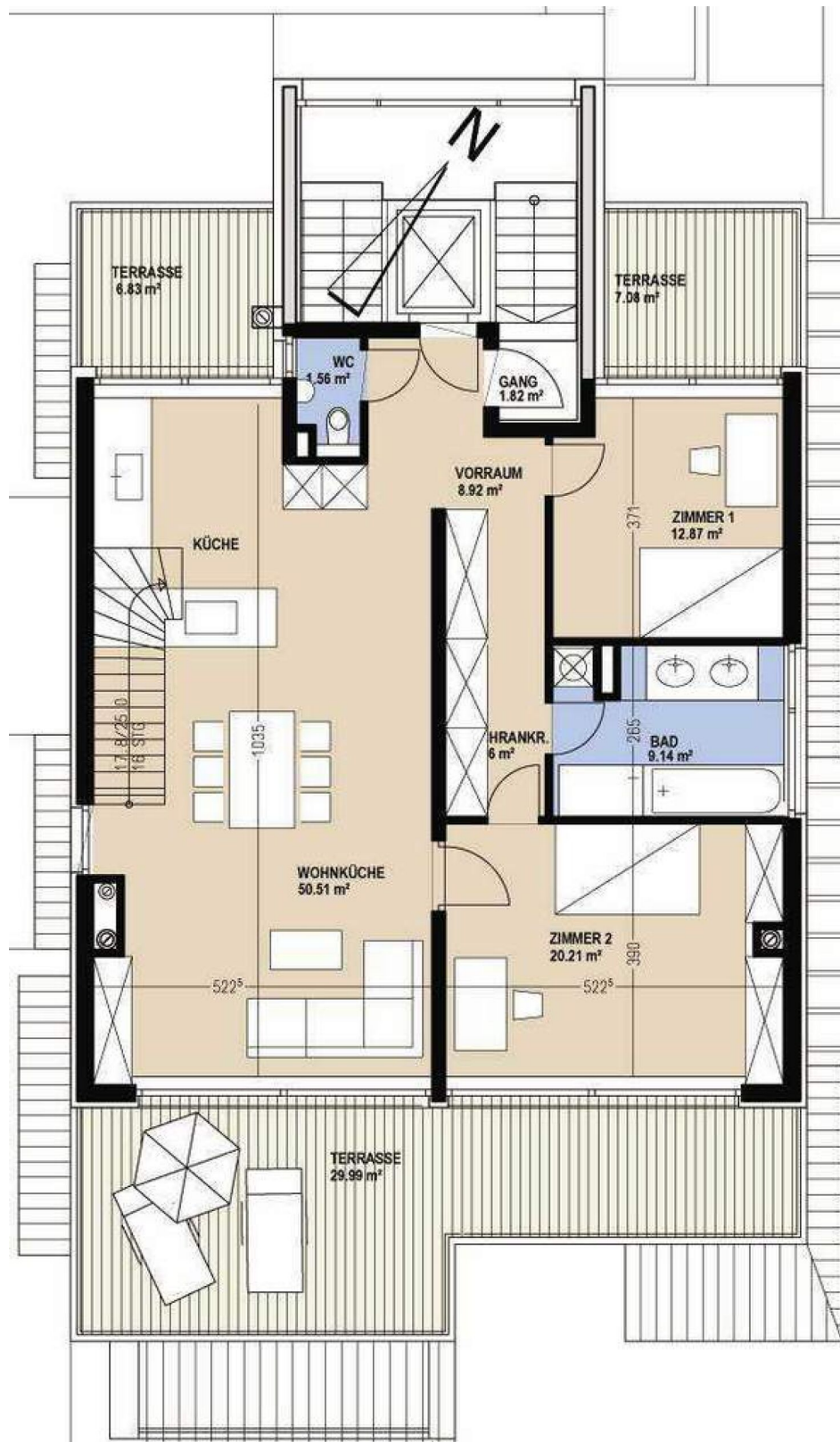
School	500 m
Kindergarten	1,000 m
University	1,500 m
Secondary school	1,500 m

Others

ATM	1,000 m
Bank	1,000 m
Post office	1,000 m
Police	1,000 m

Stated distance as the crow flies / source: OpenStreetMap

Ebene 1





Ebene 2





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The above details are based on information and documents by the owner. For the sake of clarity, we would like to retain, by renting or purchasing of one by us nameable properties, the following commissions accrue: renting: 2 gross monthly rent plus 20% VAT. or when purchasing: 3% plus 20% VAT commission fee. (according to fee ordinance for realtors, BGBl. 262 and 297/1996) We indicate that we might have a close economic relationship to the owner. Terms and conditions apply. Errors excepted.