

## **Exclusive Penthouse Apartment in a quiet Location near the Lainzer Tiergarten**



**Objektnummer: 79917**

**Eine Immobilie von EHL Immobilien GmbH**

## Zahlen, Daten, Fakten

Adresse	Wlassakstraße
Art:	Wohnung
Land:	Österreich
PLZ/Ort:	1130 Wien
Baujahr:	1992
Zustand:	Gepflegt
Alter:	Neubau
Wohnfläche:	175,56 m <sup>2</sup>
Zimmer:	5
Bäder:	2
WC:	2
Terrassen:	1
Stellplätze:	1
Keller:	16,00 m <sup>2</sup>
Heizwärmebedarf:	D 141,00 kWh / m <sup>2</sup> * a
Gesamtenergieeffizienzfaktor:	D 2,22
Kaufpreis:	1.350.000,00 €
Betriebskosten:	432,98 €
USt.:	43,30 €
Provisionsangabe:	

3% des Kaufpreises zzgl. 20% USt.

## Ihr Ansprechpartner



**DI Birgita EHRENBURGER**

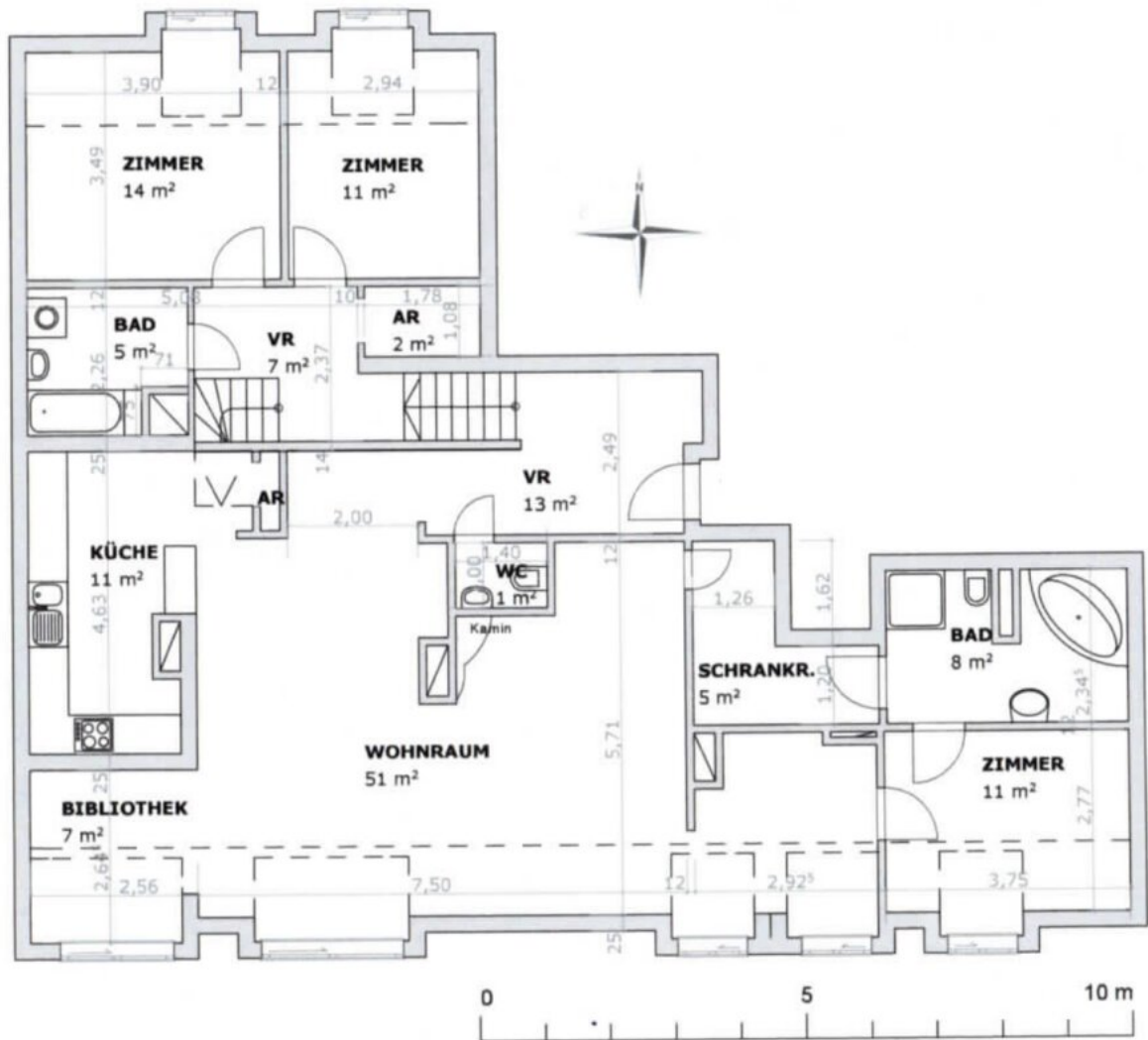






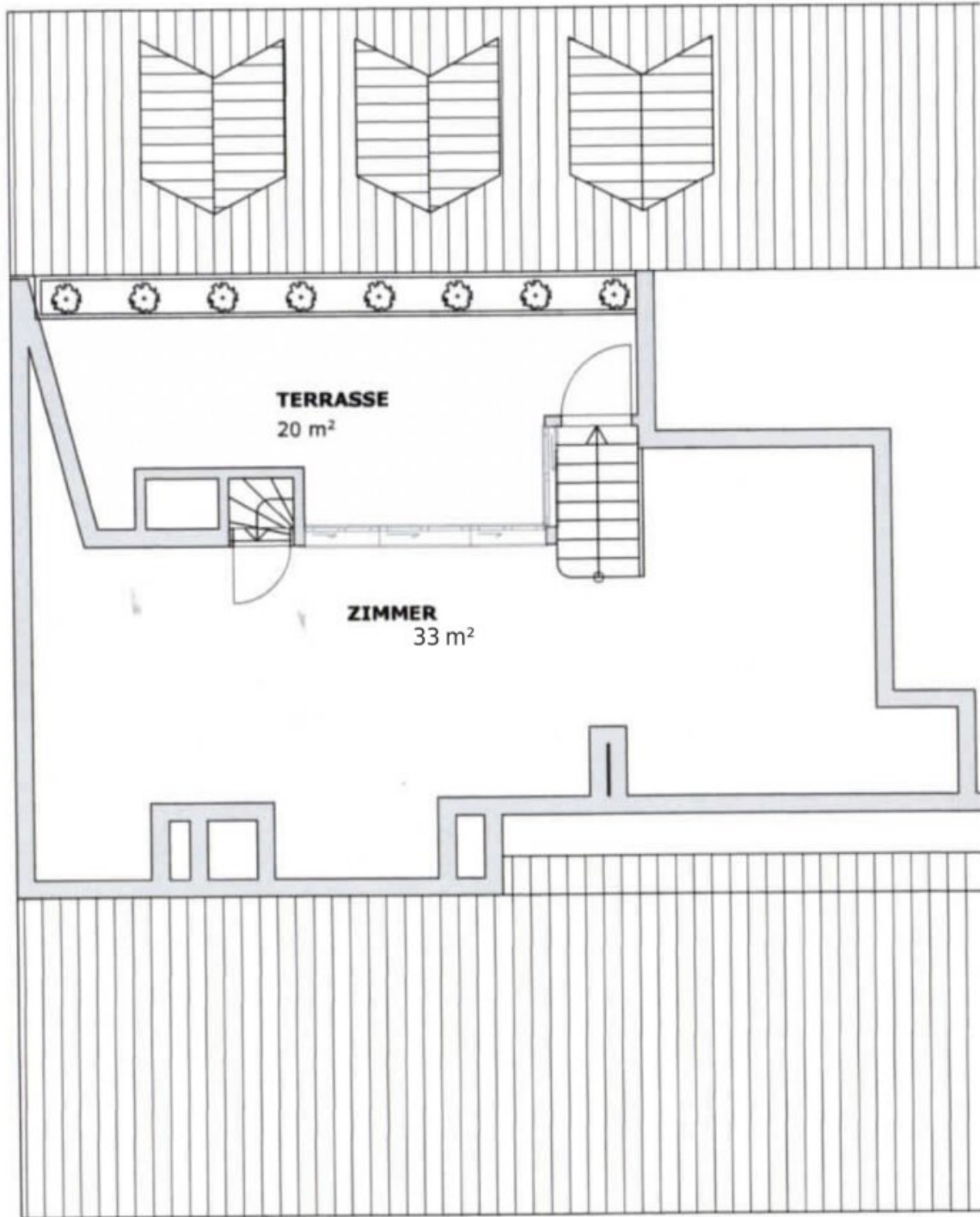






1. DACHGESCHOSS





2. DACHGESCHOSS





## Objektbeschreibung

This exceptional penthouse apartment stands out with its generous living space of approximately 176 m<sup>2</sup> and a terrace of around 19 m<sup>2</sup>, as well as its dreamlike location close to the Lainzer Tiergarten. The 5-room apartment offers an excellent and well-thought-out floor plan with bright and airy rooms.

### Key Features:

- **Kitchen with Adjoining Dining Area:** Direct access to the library, which can also be used as a workspace.
- **Living Area:** With an open fireplace for cozy evenings.
- **Master Bedroom:** With an en-suite bathroom and walk-in closet for maximum comfort and privacy.
- **Guest WC:** Enhances convenience for visitors.
- **Two Additional Rooms:** Ideal as children's rooms, guest rooms, or home offices.
- **Walk-in Closet:** Provides additional storage space.
- **Bathroom:** Equipped with a bathtub and WC.
- **Flexible Room:** Can be used as a guest room, hobby room, or additional workspace.
- **Roof Terrace:** Approximately 20 m<sup>2</sup> in size, offering a stunning panoramic view of the greenery, accessible from the attic room.
- **Parking Space in the Building's Own Underground Garage**
- **Large Basement Storage:** Approximately 16 m<sup>2</sup>
- **Shared Facilities:** Bicycle storage room, communal garden, and laundry room.
- **Residential Complex:** In good condition, well-maintained, and quietly situated.

### Features:

- Herringbone oak parquet flooring
- High-quality bathroom fittings
- Fully equipped, modern kitchen
- Open fireplace
- Central heating with district heating

### Operating Costs:

The current operating costs amount to EUR 761.76 per month, including reserve funds and VAT.

Wir weisen darauf hin, dass zwischen dem Vermittler und dem zu vermittelnden Dritten ein familiäres oder wirtschaftliches Naheverhältnis besteht.

Der Vermittler ist als Doppelmakler tätig.

## **Infrastruktur / Entfernungen**

### **Gesundheit**

Arzt <750m

Apotheke <750m

Klinik <750m

Krankenhaus <1.250m

### **Kinder & Schulen**

Schule <1.500m

Kindergarten <1.000m

Universität <1.000m

Höhere Schule <5.500m

### **Nahversorgung**

Supermarkt <750m

Bäckerei <1.500m

Einkaufszentrum <4.750m

### **Sonstige**

Geldautomat <1.500m

Bank <1.500m

Post <1.500m

Polizei <1.750m

### **Verkehr**

Bus <500m

U-Bahn <2.000m

Straßenbahn <1.000m

Bahnhof <1.750m

Autobahnanschluss <4.500m

Angaben Entfernung Luftlinie / Quelle: OpenStreetMap