

"Star of Alte Donau"



01. Eigentumswohnung 1220 Wien

Objektnummer: 1626_25967

Eine Immobilie von RE/MAX Donau-City Immobilien

Zahlen, Daten, Fakten

Art:	Wohnung - Etage
Land:	Österreich
PLZ/Ort:	1220 Wien
Baujahr:	ca. 1998
Zustand:	Gepflegt
Möbliert:	Teil
Wohnfläche:	127,00 m ²
Zimmer:	4
Bäder:	2
WC:	2
Keller:	5,00 m ²
Heizwärmebedarf:	C 52,90 kWh / m ² * a
Gesamtenergieeffizienzfaktor:	C 1,58
Kaufpreis:	700.000,00 €
Provisionsangabe:	
	3.00 %

Ihr Ansprechpartner

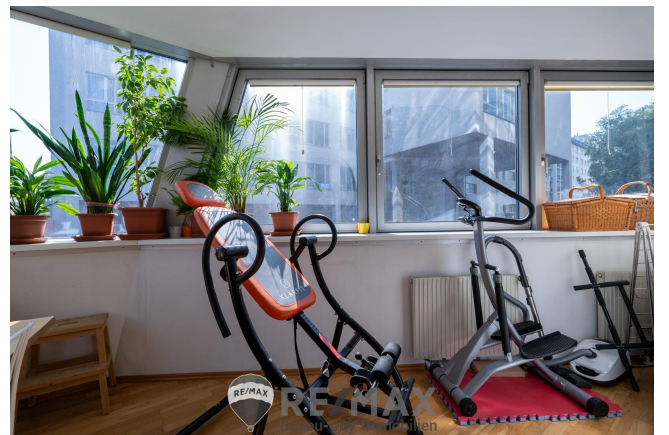


Wondwesen Tekle Asfaw

RE/MAX Elite
Operngasse 26
1040 Wien

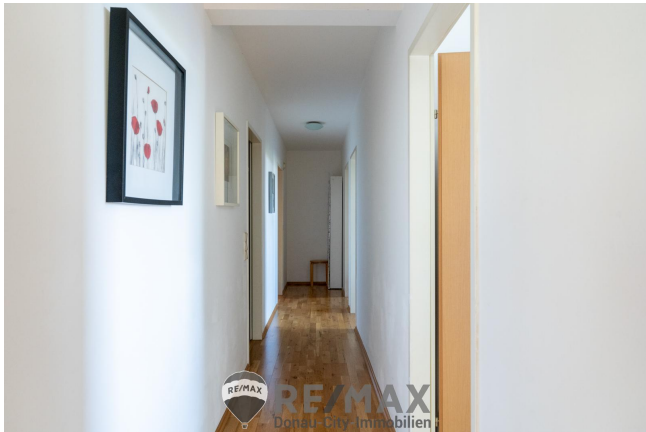
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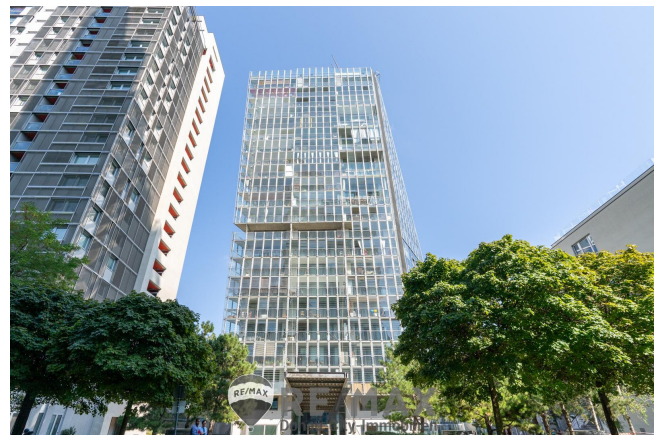












Objektbeschreibung

"Star of the Alte-Donau!" Treat yourself to a truly luxurious lifestyle with this apartment, and allow yourself to embrace its modern features, spacious layout, charm, location and ease of access. With a living space of ca. 127 m² including a ca. 11m² south-facing conservatory, this apartment is designed to provide the utmost comfort and relaxation and an unparalleled living experience. The well-thought-out layout of the apartment ensures easy access from the entrance hall to the bedrooms, and the open-plan kitchen and living area, bathrooms and WC. The comfortable dining and living room, adorned with wood parquet flooring, creates a warm and welcoming atmosphere, with an open kitchen that seamlessly adds and blends functionality. The apartment has three bright bedrooms with views to the Alte-Donau, all with parquet flooring. Their east facing windows, offer the thrill of the morning sunshine to wake up to and bask in. The two bathrooms are spacious and are tiled with stoneware, the master bathroom has a large handwash basin, bathtub, washing machine connection, WC, and the second bathroom has a walk-in shower cubicle, large handwash basin and WC, with floor-to-ceiling tiling. Additional highlights of this exceptional property include access to the Sky-lobby for children's parties, sporting activities, leisure and a playroom, as well as 24hrs concierge service and a laundry room. There is a garage parking space available for rent. The apartment comes with a ca. 5m² cellar space. Infrastructure: U1 Alte-Donau, Bus 20A Shopping: Hofer, BILLA Plus, Lidl, Spar and Donau Zentrum **Purchase price only € 700.000,--** Der Vermittler ist als Doppelmakler tätig!Angaben gemäß gesetzlichem Erfordernis:

Heizwärm 52.9

bedarf: kWh/(m²a)

Klasse He C

izwärmeb

edarf:

Faktor Ge 1.58

samtenerg

ieeffizienz:

Klasse C

Faktor Ge

samtenerg

ieeffizienz: