

## **Top floor duplex with incredible views in a prime location**



**Objektnummer: 3857**

**Eine Immobilie von Funk Immobilien**

## Zahlen, Daten, Fakten

|                                      |                              |
|--------------------------------------|------------------------------|
| <b>Art:</b>                          | Wohnung - Maisonette         |
| <b>Land:</b>                         | Österreich                   |
| <b>PLZ/Ort:</b>                      | 1090 Wien                    |
| <b>Baujahr:</b>                      | 1874                         |
| <b>Wohnfläche:</b>                   | 254,90 m²                    |
| <b>Zimmer:</b>                       | 9                            |
| <b>Bäder:</b>                        | 3                            |
| <b>WC:</b>                           | 3                            |
| <b>Balkone:</b>                      | 5                            |
| <b>Keller:</b>                       | 58,00 m²                     |
| <b>Heizwärmebedarf:</b>              | <b>D</b> 121,10 kWh / m² * a |
| <b>Gesamtenergieeffizienzfaktor:</b> | <b>D</b> 2,11                |
| <b>Provisionsangabe:</b>             |                              |

3% des Kaufpreises zzgl. 20% USt.

## Ihr Ansprechpartner



### **Prok. Walter Mitterstöger**

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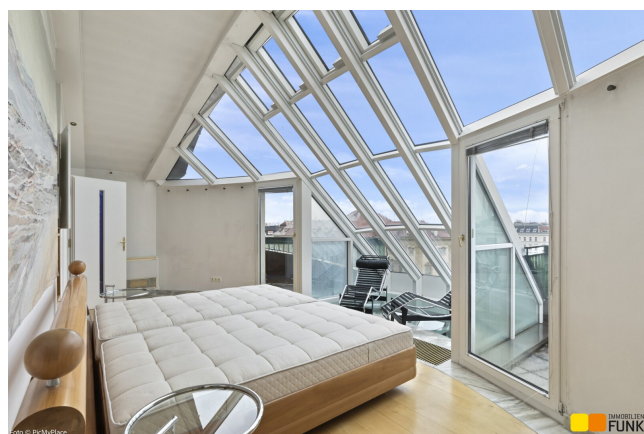
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H +43 664 88 73 99 35  
F +43 1 533 46 44-4

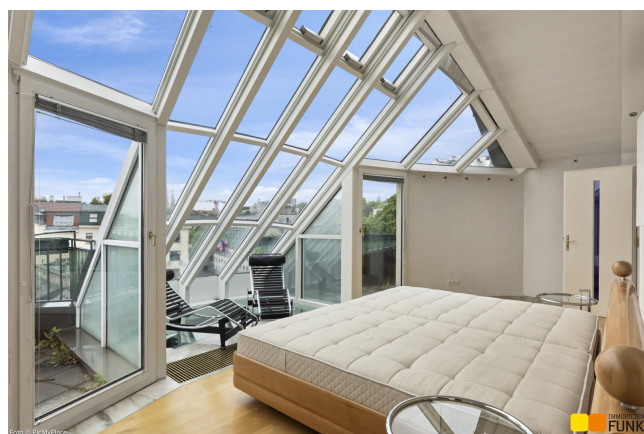








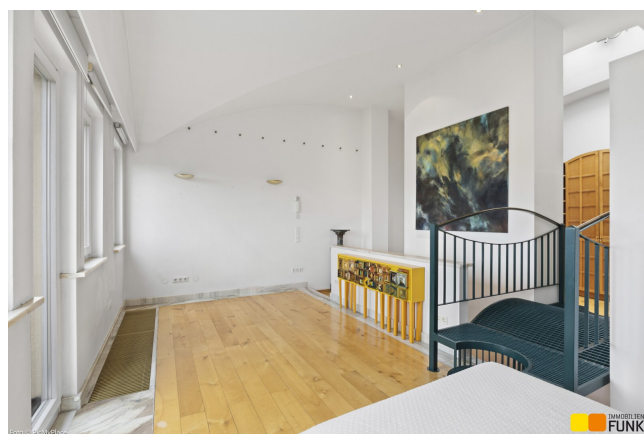
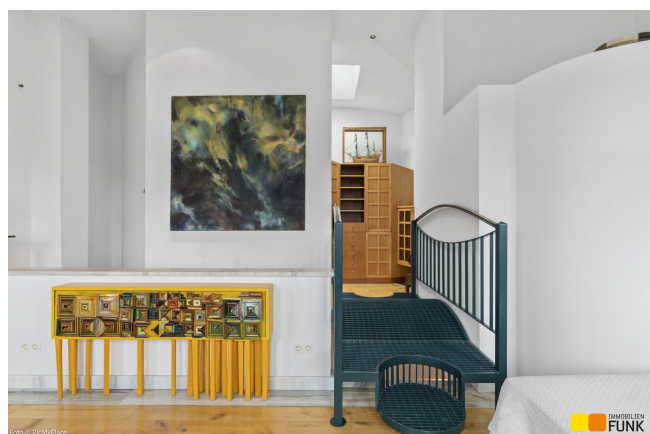








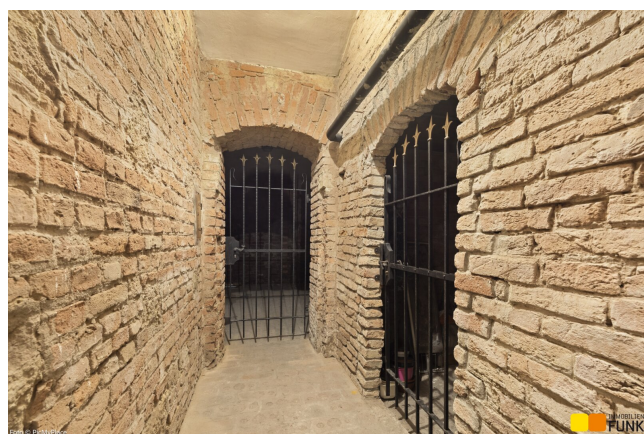




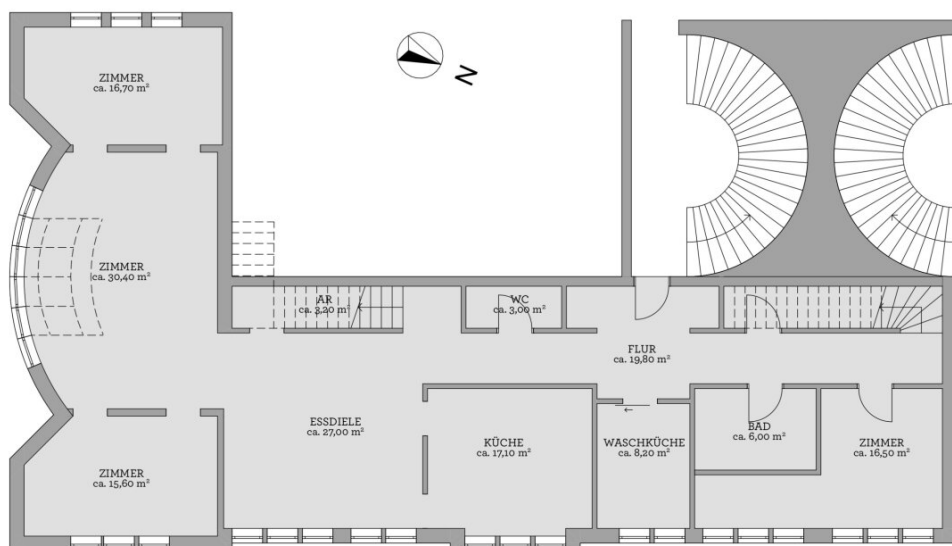








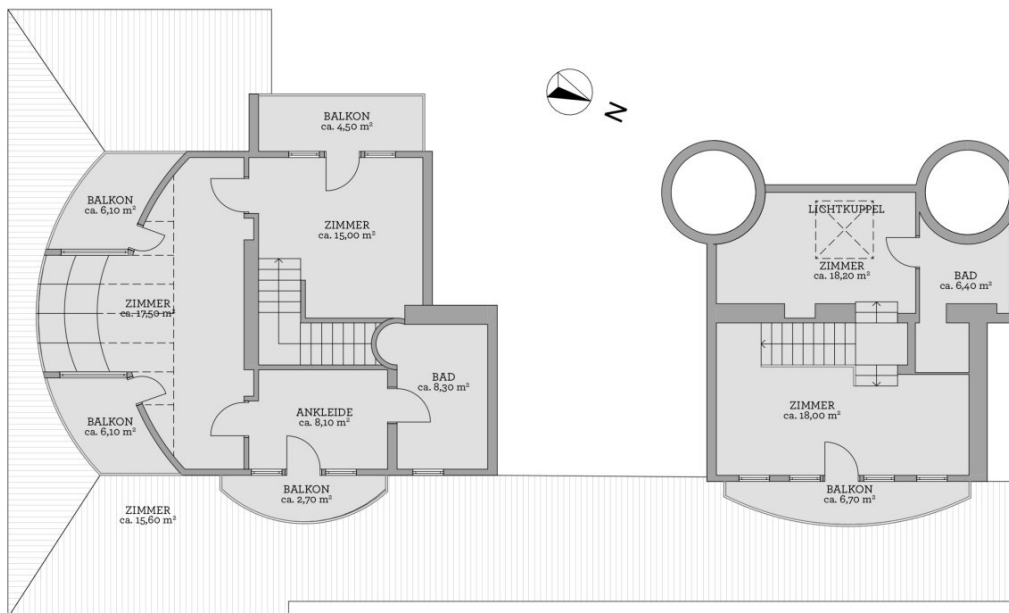




DACHGESCHOSS 1

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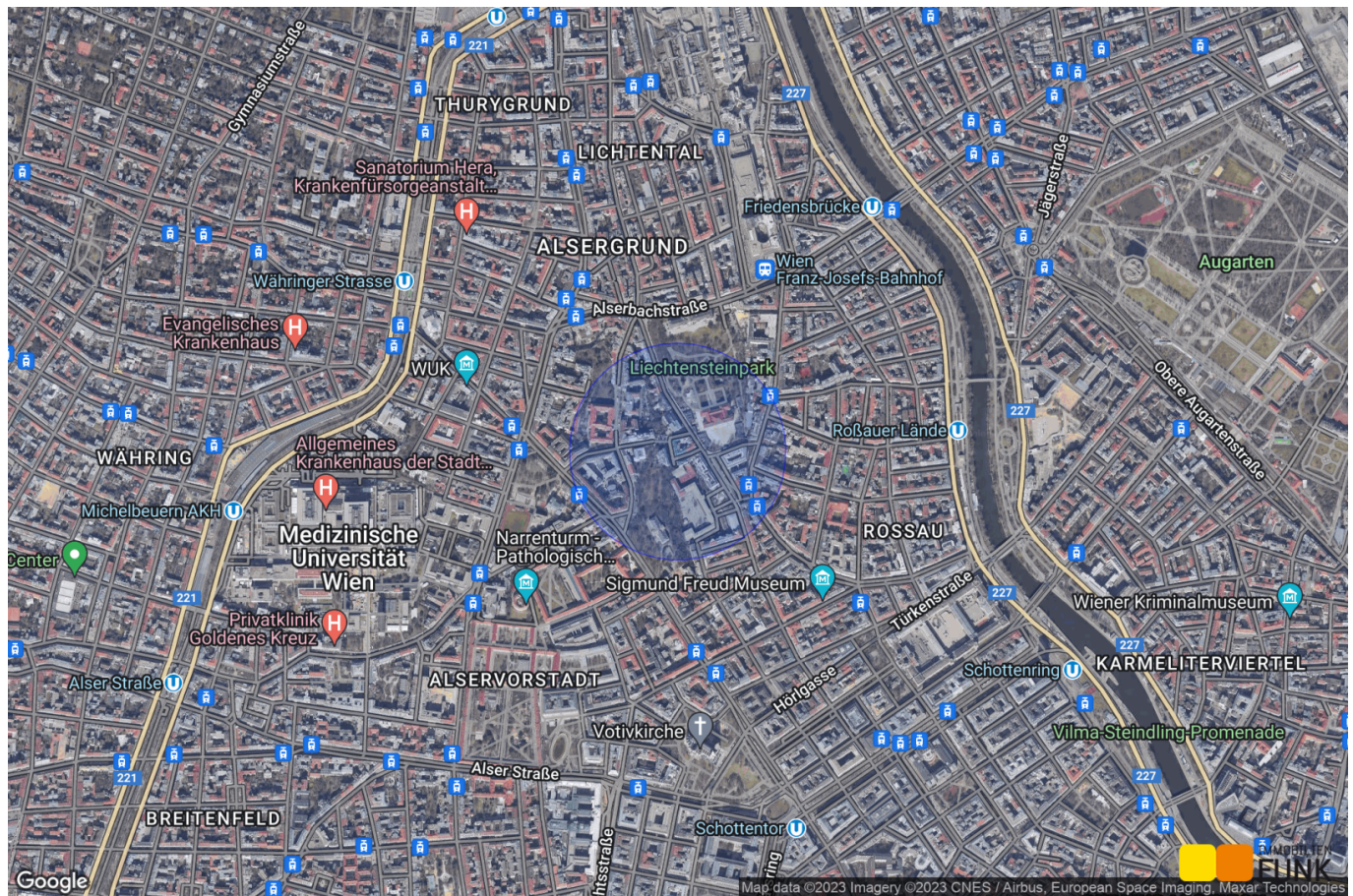
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FUNK

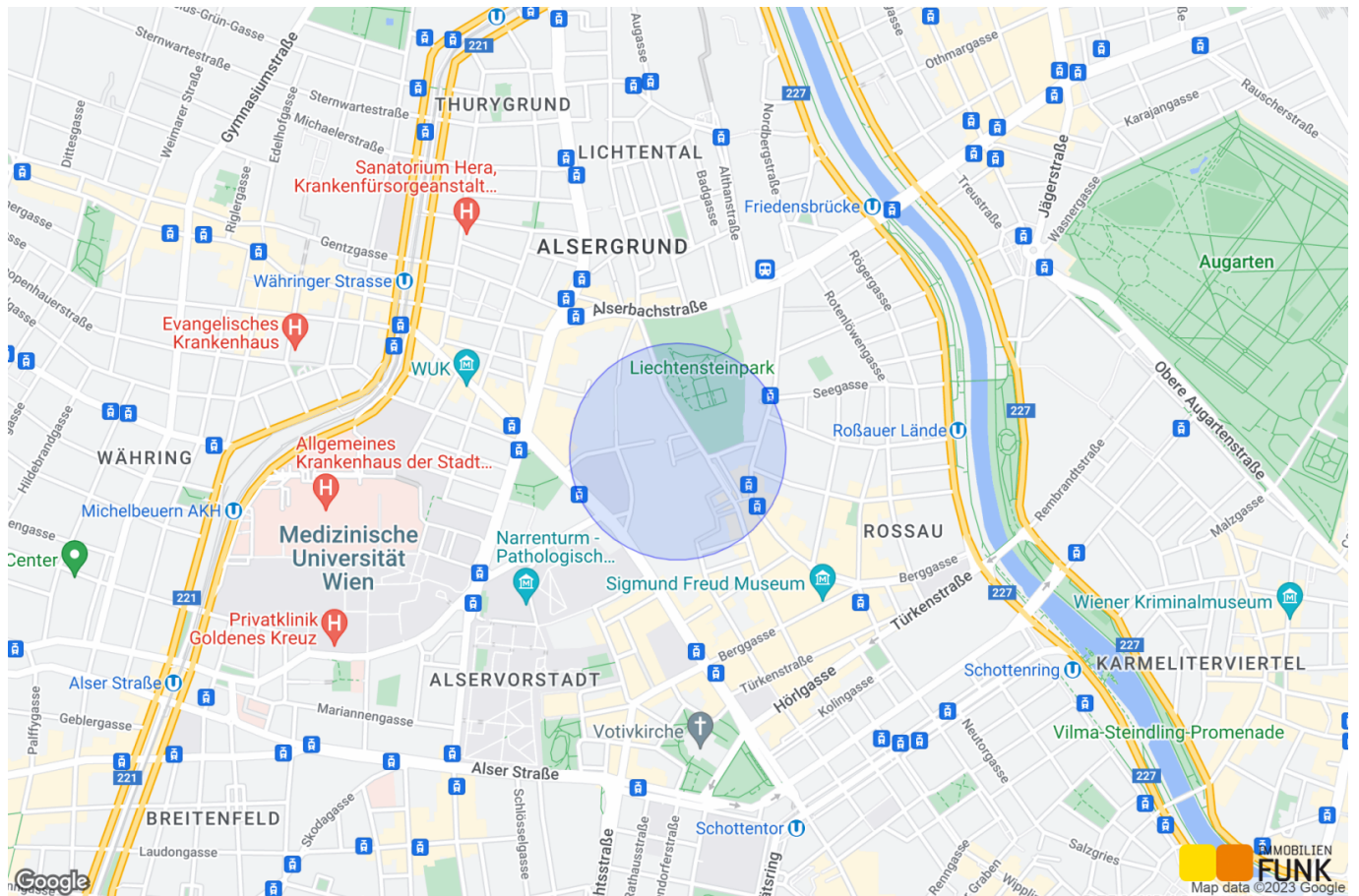


DACHGESCHOSS 2

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## Objektbeschreibung

### The house

The wonderful top floor apartment is located in a gem from the Wilhelminian period, a palace built by Ignaz Drapla in 1874-1875. The building was later equipped with a new facade in 1913-1914, in 1915-1916 another reconstruction of the ground floor was carried out by Oskar Strnad. The style of the facade is neo-baroque, the old building is in very good condition. Upon entering the building, a representative entrance awaits you with terrazzo flooring, stone steps and wrought iron railings with wooden handrails. The staircase is decorated with stucco decorations on the ceiling and walls. The entrance is crowned by a sculpture owned by the seller. In the years 1992 to 1994 the attic was converted. From the five balconies you have a stunning view. Directly opposite you can see the Liechtenstein Park and the Liechtenstein Garden Palace, to the left you can see the Leopoldsberg, straight ahead to the Danube Tower and on the right to St. Stephen's Cathedral.

### The attic maisonette

A total of nine rooms, two bathrooms, a storage room, a guest toilet and east, south and west-facing balconies await you in this extraordinary apartment with around 255 m<sup>2</sup> of living space. Beautiful parquet floors, some with marble applications, light-colored tiles and marble in the bathrooms and attractive room heights ensure a pleasant feeling of space. In the living room there is a cozy warmth thanks to the open fireplace, in the master bedroom you sleep under a spectacular glass/steel construction under the starry sky. A basement compartment of around 58 m<sup>2</sup> provides the necessary storage space. A double garage (approx. 32 m<sup>2</sup>) with an electric entrance gate in the courtyard of the house can be purchased as an option.

### The room layout

You enter this remarkable property in an anteroom that offers enough space for the cloakroom. From here the hallway leads to both sides of the first attic floor. On the right you reach the living area, which houses the kitchen, dining area, living room and library or office. Two more rooms, a bathroom, a storage room, the laundry room and a guest toilet complete the space on this level. From the hall two stairs lead up to the second attic floor. The upper living level is arranged in two separate living areas. Each of the living areas is accessed via one of the two staircases. In the first living area you will find a library with a sunny balcony oriented towards the park garden of the house. Located next is the master bedroom with a spectacular glass facade, two small balconies and access to the dressing room and the ensuite bathroom. The second staircase leads to another living area with offers a bedroom, balcony, a dressing room and a bathroom as well.

### Location and surroundings

The prime property is located in one of the most sought-after residential areas in Vienna's 9th district, directly opposite the Liechtenstein Garden Palace and the Liechtenstein Park, near the lovely Servitenviertel. Sights such as the Votive Church, the Sigmund Freud Museum, the house where Beethoven died and the house where Franz Schubert was born are in the immediate vicinity. The Lycée Francais de Vienne and the historic Strudelhofstiege are just a few steps away. You can reach shops for daily needs such as a Spar Gourmet in the former market hall and a BIPA branch in about 5 minutes on foot. There are also numerous restaurants, cafés and bars within a 10-minute walk. The surrounding area also offers you numerous medical practices as well as childcare and educational facilities. In less than 20 minutes walk you can reach the Rathausplatz, in about 30 minutes the heart of Vienna, the Stephansplatz.

Within a 5-minute walk you can reach the Bauernfeldplatz bus stop for line 40A and the Seegasse tram station for line D and line 1. The Kaiser Franz Josefs train station, which offers connections to the S40 express train and regional trains, can be reached within a 7-minute walk. In addition, you can walk to the subway station Friedensbrücke or Roßauer Lände on the U4 line within 11 minutes. The center of Vienna (Stephansplatz) can be reached by public transport in about 23 minutes. The connection for private transport is via the Liechtensteinstraße or via the Währinger Gurtel. In addition, the A22 Donauufer motorway ensures a quick connection to the transport network. The nearest public parking garage "Garage Bauernfeldplatz" is about a two-minute walk away.

### **Informationen und Besichtigungen**

Herr Prok. Walter Mitterstöger, MA steht Ihnen gerne telefonisch unter +43 1 533 46 44-1 oder per E-Mail unter [walter.mitterstoeger@funk.at](mailto:walter.mitterstoeger@funk.at) zur Verfügung.

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### **Infrastruktur / Entfernungen**

#### **Gesundheit**

Arzt <500m

Apotheke <500m

Klinik <500m

Krankenhaus <1.000m

#### **Kinder & Schulen**

Schule <500m

Kindergarten <500m

Universität <500m

Höhere Schule <1.000m

### **Nahversorgung**



Supermarkt <500m  
Bäckerei <500m  
Einkaufszentrum <2.000m

**Sonstige**

Geldautomat <500m  
Bank <500m  
Post <500m  
Polizei <500m

**Verkehr**

Bus <500m  
U-Bahn <500m  
Straßenbahn <500m  
Bahnhof <500m  
Autobahnanschluss <2.000m

Angaben Entfernung Luftlinie / Quelle: OpenStreetMap



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