

Reside in the Danube Flats - pool, concierge & other amenities



Objektnummer: 25120

Eine Immobilie von WH2 Immobilienverwertungs GmbH

Zahlen, Daten, Fakten

Adresse	Wagramer Straße
Art:	Wohnung
Land:	Österreich
PLZ/Ort:	1220 Wien
Baujahr:	2024
Zustand:	Erstbezug
Alter:	Neubau
Wohnfläche:	47,73 m ²
Zimmer:	2
Bäder:	1
WC:	1
Balkone:	1
Heizwärmebedarf:	A 18,48 kWh / m ² * a
Gesamtenergieeffizienzfaktor:	B 0,86
Gesamtmiete	1.990,00 €
Kaltmiete (netto)	1.631,99 €
Kaltmiete	1.809,09 €
Betriebskosten:	177,10 €
USt.:	180,91 €
Provisionsangabe:	

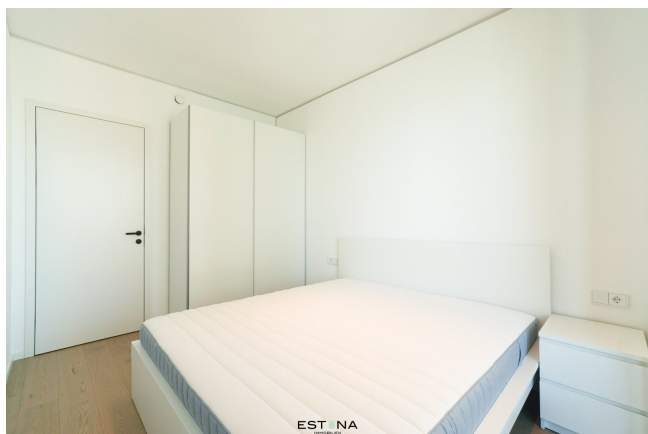
Gemäß Erstauftraggeberprinzip bezahlt der Abgeber die Provision.

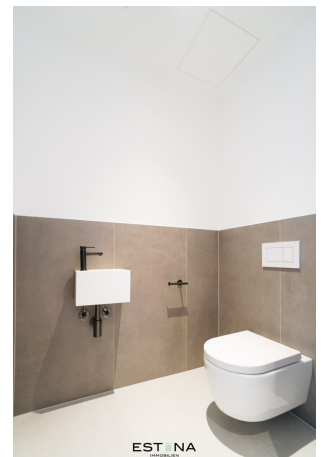
Ihr Ansprechpartner

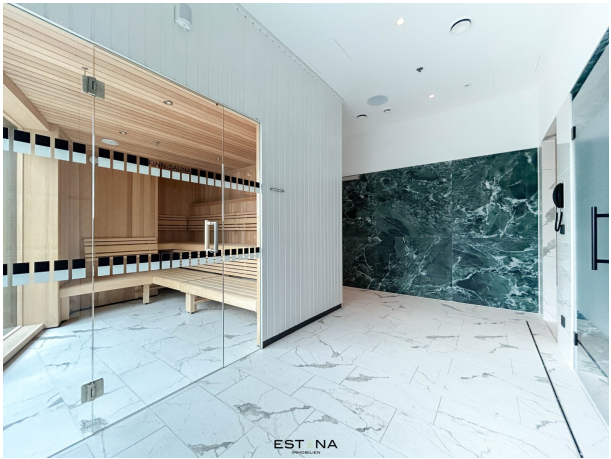


Benedikt Wawra

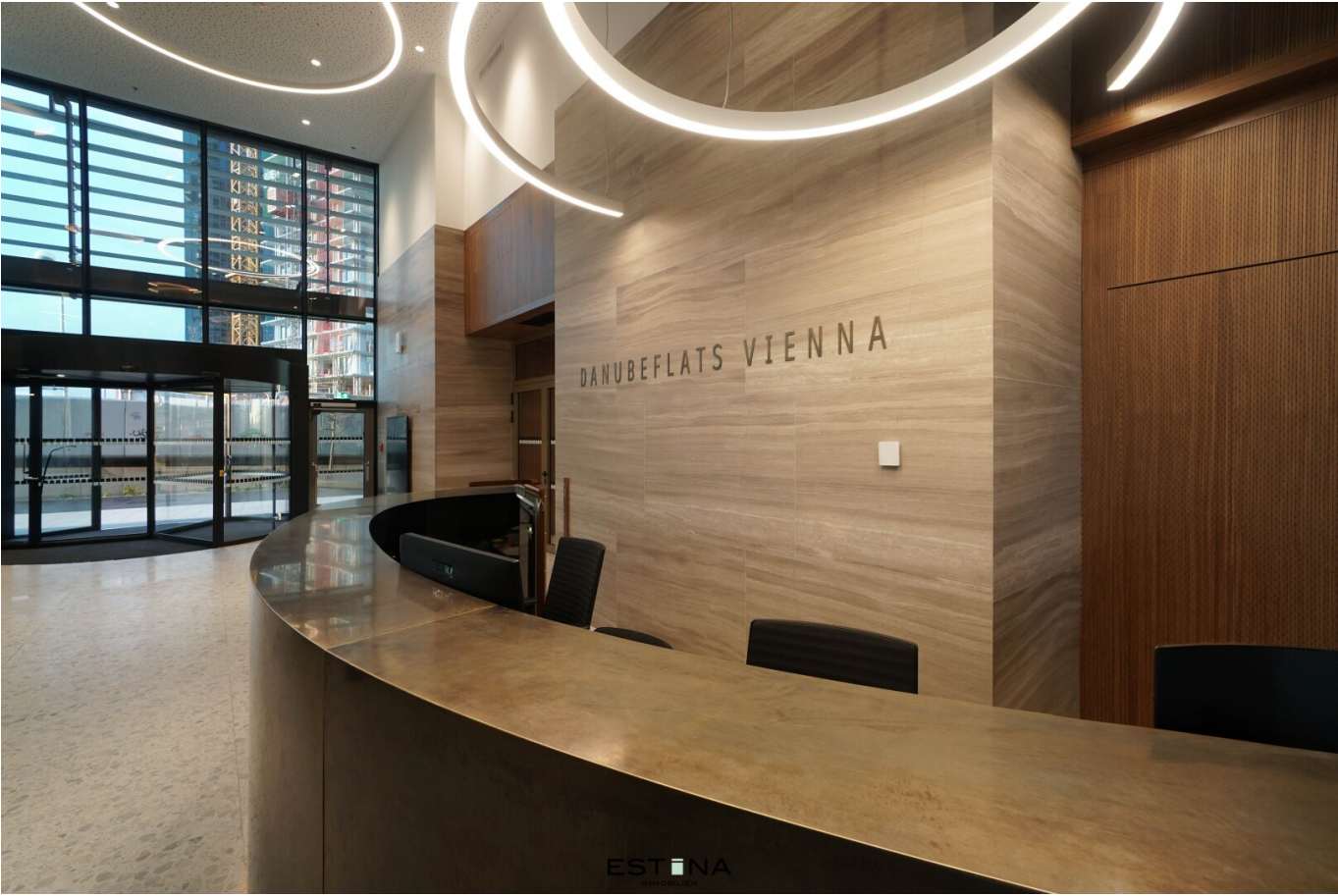


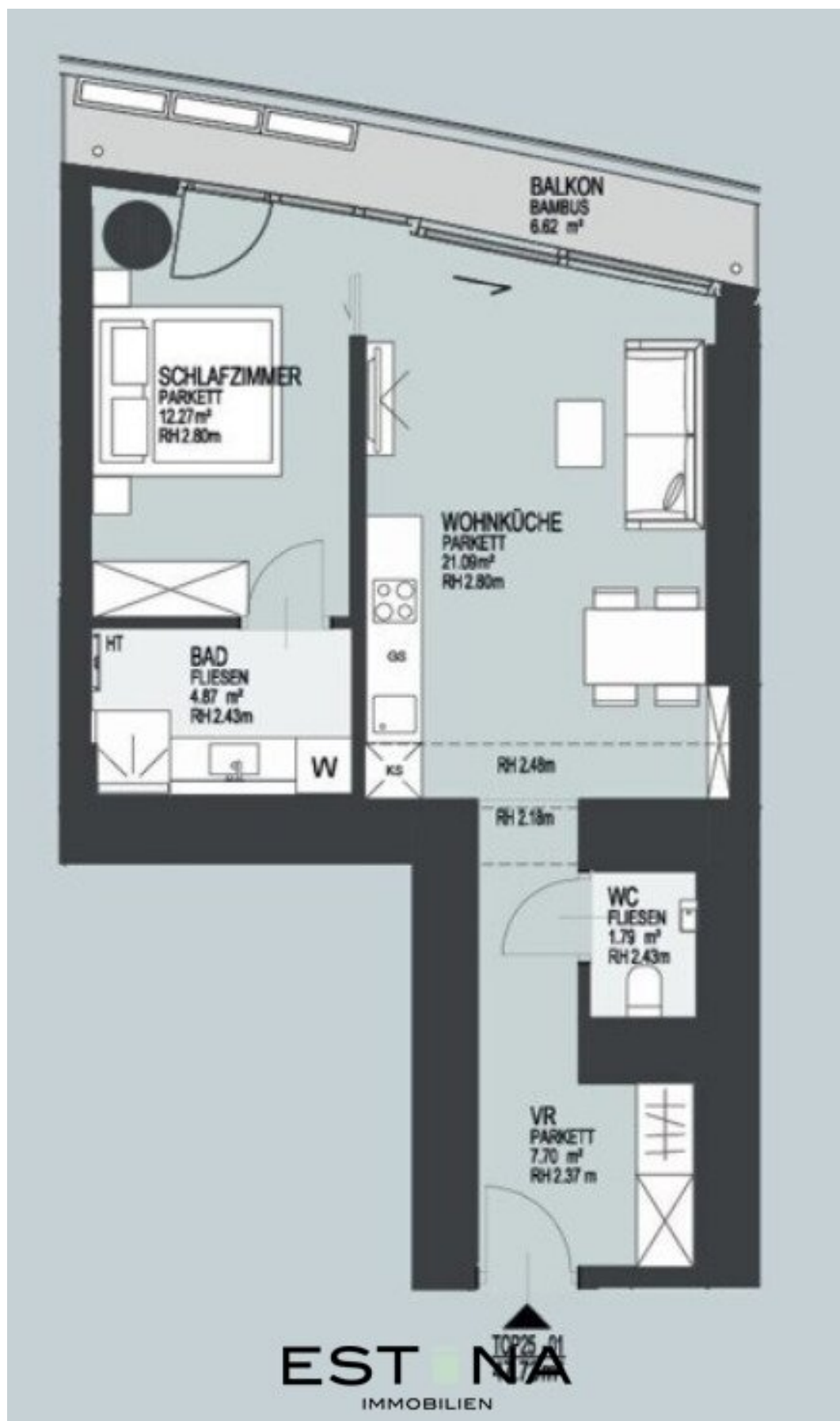












Objektbeschreibung

The Danube Flats in Vienna offer exclusive living in Austria's tallest residential tower (180m), directly on the Danube. This 2-room apartment impresses with its high-quality furnishings and well thought-out room concept. Enjoy the breathtaking view of Vienna's city center and St. Stephen's Cathedral and benefit from first-class amenities such as a fitness center, pool, concierge service and communal areas. The central location with excellent transport links and nearby recreational areas combines urban luxury with a relaxed connection to nature. Ideal for sophisticated living!

Room layout:

- Entrance hall with checkroom
- Fully furnished eat-in kitchen with access to the balcony
- Bedroom with en-suite bathroom with washing machine
- Toilet with hand basin

Equipment:

This exclusive apartment impresses with its light-flooded, modern design and the use of high-quality materials. The spacious balcony invites you to relax and offers an impressive view. Ceiling heating and cooling provide cozy warmth in winter, while the temperature control ensures a pleasant indoor climate in summer. The living comfort is complemented by an innovative smart home system, which offers state-of-the-art technology for simple and efficient living. Drivers can also conveniently rent a parking space in the building's own underground garage.

Highlights:

Concierge service

Pool heated all year round

Spa area with sauna and changing rooms

Fitness area with state-of-the-art equipment

Yoga room

pool bar

Business lounge for undisturbed meetings

Supermarket in the building

Restaurant in the building

Underground parking garage

Location and infrastructure:

At Danube Flats, all doors to the big wide world are open:

- Just a stone's throw from Schwechat Airport
- with the U1 Donauinsel subway connection right outside the front door, Vienna city center is just 10 minutes away and
- just a few minutes to the nearest large shopping mall, the Donauzentrum
- a bilingual kindergarten, elementary school and grammar school are within a short walking distance

and for everyday life there are all the important local suppliers, attractive restaurants and numerous doctors in the immediate vicinity.

Costs:

Rent: € 1,990.00 incl. operating costs and 10% VAT.

Deposit: € 5.970,00

Contact:

If you have any questions or would like to arrange a viewing appointment, please contact Mr. Benedikt Wawra at wawra@estina.at or by mobile on 0676 331 85 44.

Der Immobilienmakler erklärt, dass er – entgegen dem in der Immobilienwirtschaft üblichen Geschäftsgebrauch des Doppelmaklers – einseitig nur für den Vermieter tätig ist.