

## Danube Flats – Exclusive living right on the Danube



ESTNA  
IMMOBILIEN

**Objektnummer: 25219**

**Eine Immobilie von WH2 Immobilienverwertungs GmbH**

## Zahlen, Daten, Fakten

Adresse	Wagramer Straße
Art:	Wohnung
Land:	Österreich
PLZ/Ort:	1220 Wien
Baujahr:	2024
Alter:	Neubau
Wohnfläche:	33,51 m <sup>2</sup>
Zimmer:	1
Bäder:	1
WC:	1
Balkone:	1
Heizwärmebedarf:	A 18,48 kWh / m <sup>2</sup> * a
Gesamtenergieeffizienzfaktor:	B 0,86
Gesamtmiete	1.500,00 €
Kaltmiete (netto)	1.500,00 €
Kaltmiete	1.500,00 €
Provisionsangabe:	

Gemäß Erstauftraggeberprinzip bezahlt der Abgeber die Provision.

## Ihr Ansprechpartner



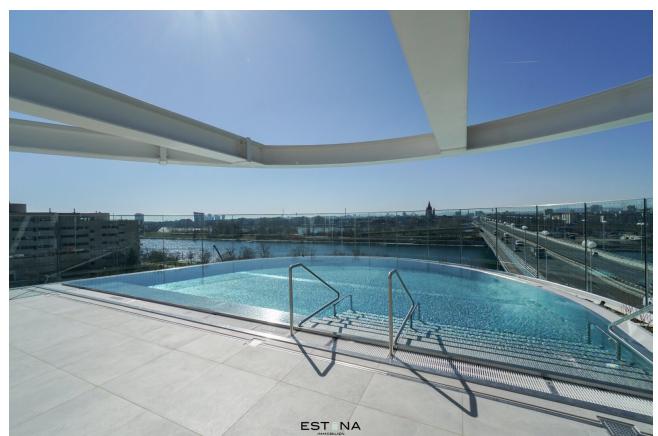
**Johanna Obkircher**

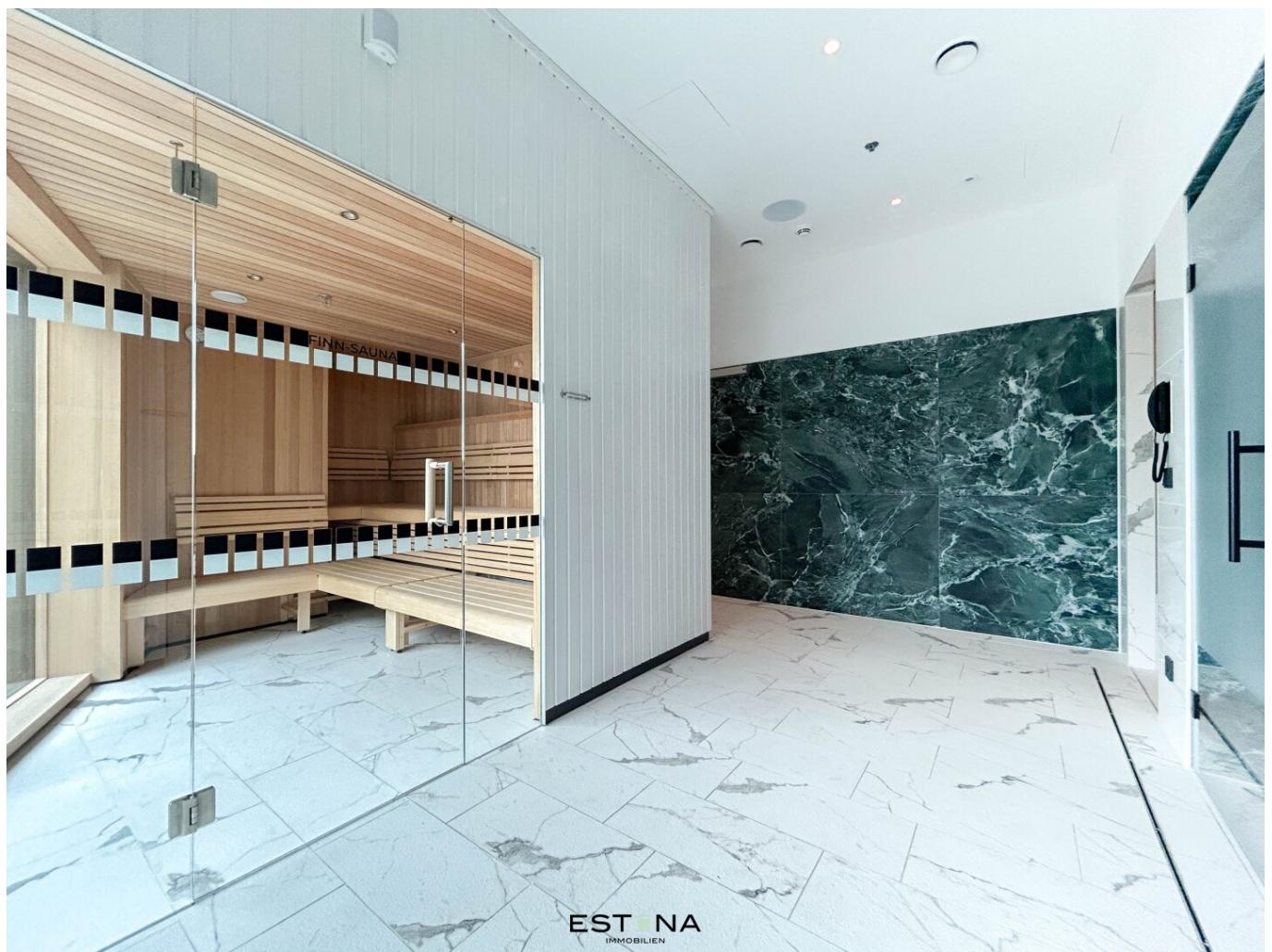
ESTINA Immobilien GmbH  
Praterstraße 66/2/19  
1020 Wien

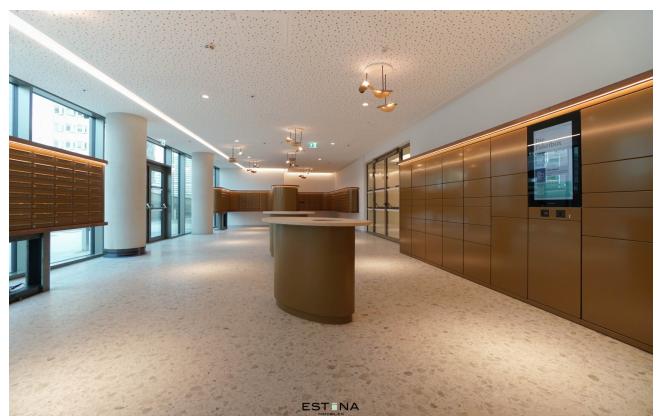
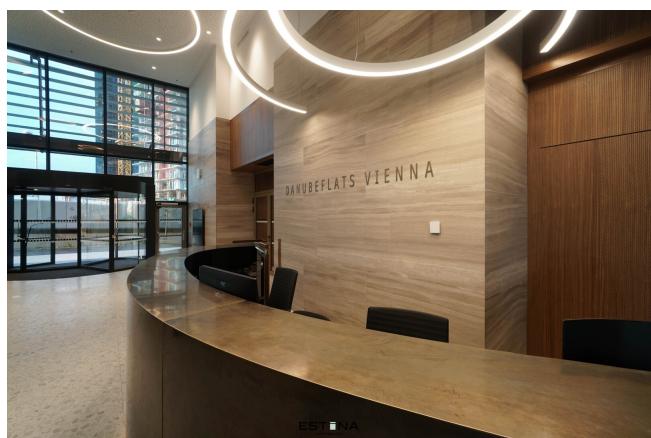
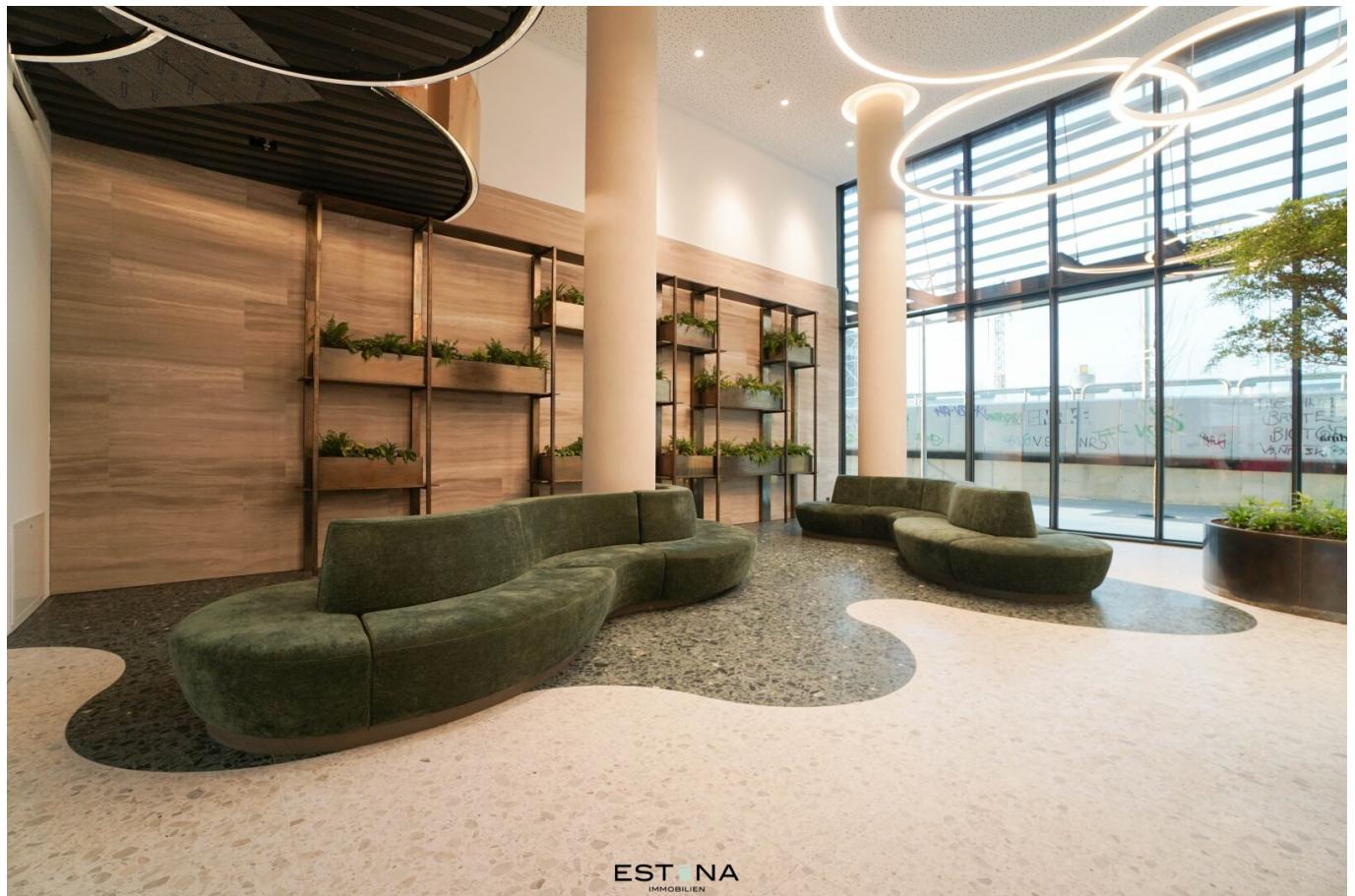




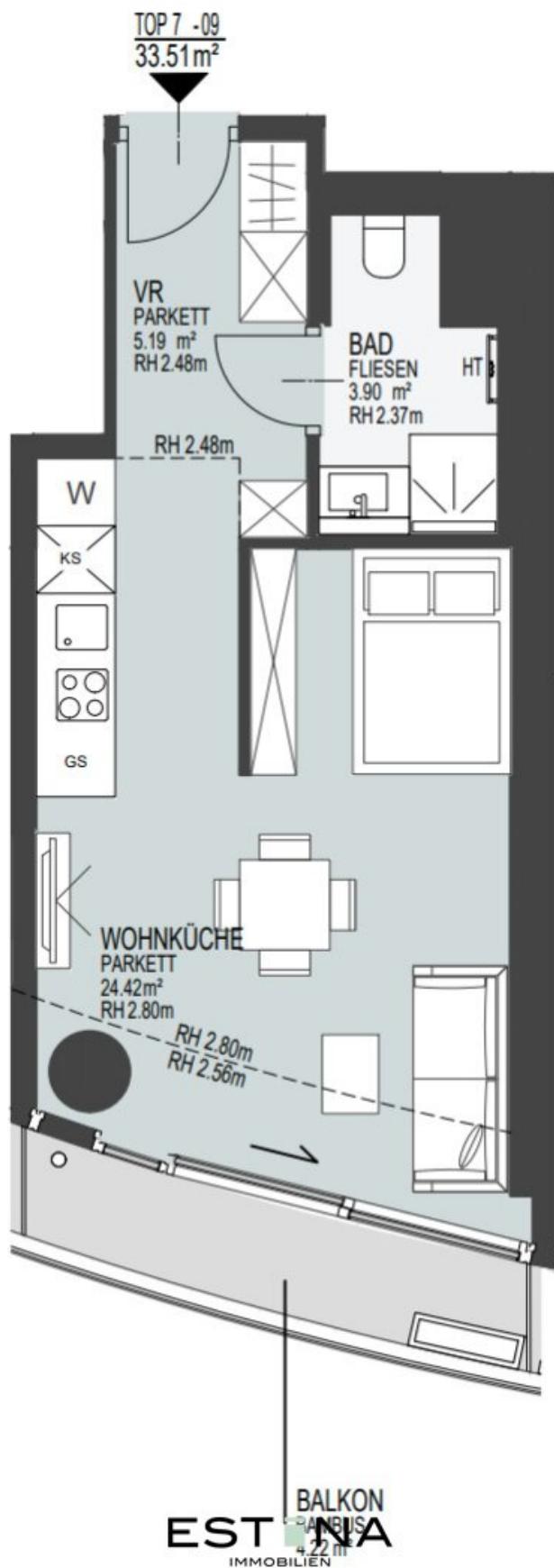












# Objektbeschreibung

The Danube Flats in Vienna offer exclusive living in Austria's tallest residential tower (180 m), directly on the Danube. This one-bedroom apartment impresses with its high-quality furnishings and well-designed layout. Enjoy breathtaking views 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 common areas. The central location with excellent transport connections and nearby recreational areas combines urban luxury with a relaxed connection to nature. Ideal for discerning living!

## Room layout:

- Entrance hall with wardrobe
- Kitchen-diner with visually separated sleeping area and access to the balcony
- Bathroom with walk-in shower, sink, and toilet
- Balcony with breathtaking views

## Features:

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 impressive views. Ceiling heating and cooling ensures cozy warmth in winter, while temperature control in summer guarantees a pleasant indoor climate. The living comfort is complemented by an innovative smart home system that offers state-of-the-art technology for easy and efficient living. For drivers, a parking space can also be conveniently rented in the building's underground garage.

## Highlights:

Concierge service

Year-round heated pool

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 stop right outside the front door, you can reach downtown Vienna in just 10 minutes
- Only a few minutes to the nearest large shopping mall, the Donauzentrum
- A bilingual kindergarten, elementary school, and high school are within walking distance

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

#### **Costs:**

Rent: €1,500.00 including utilities and 10% VAT

+ €100.00 for internet, electricity, heating, and cooling

Deposit: €4,500.00

A parking space can be rented additionally if required.

#### **Contact:**

If you have any questions or would like to arrange a viewing, please contact **Ms. Johanna Obkircher** at **obkircher@estina.at** or on her mobile at **0676 316 37 08**.

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