

## LUXURY PENTHOUSE MAISONETTE



**Objektnummer: 4242**

**Eine Immobilie von Wild Immobilien**

## Zahlen, Daten, Fakten

<b>Art:</b>	Wohnung - Terrassenwohnung
<b>Land:</b>	Österreich
<b>PLZ/Ort:</b>	1220 Wien
<b>Baujahr:</b>	2016
<b>Alter:</b>	Neubau
<b>Wohnfläche:</b>	181,44 m <sup>2</sup>
<b>Zimmer:</b>	3
<b>Bäder:</b>	2
<b>WC:</b>	3
<b>Terrassen:</b>	2
<b>Stellplätze:</b>	2
<b>Heizwärmebedarf:</b>	B 38,80 kWh / m <sup>2</sup> * a
<b>Kaufpreis:</b>	997.000,00 €
<b>Betriebskosten:</b>	140,00 €

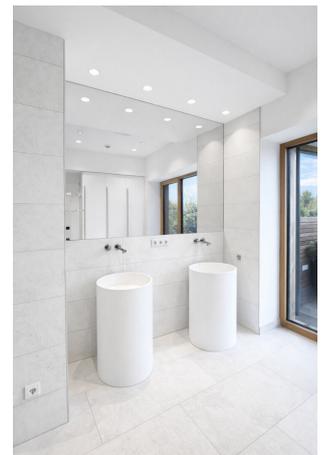
## Ihr Ansprechpartner

### Rana Wintersteiner

J. u. E. Wild Immobilientreuhänder GmbH  
Lainsitzstrasse 14  
3950 Dietmanns-Gmünd

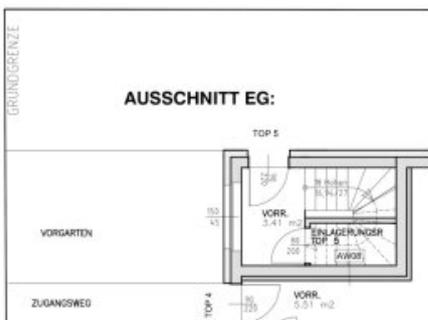
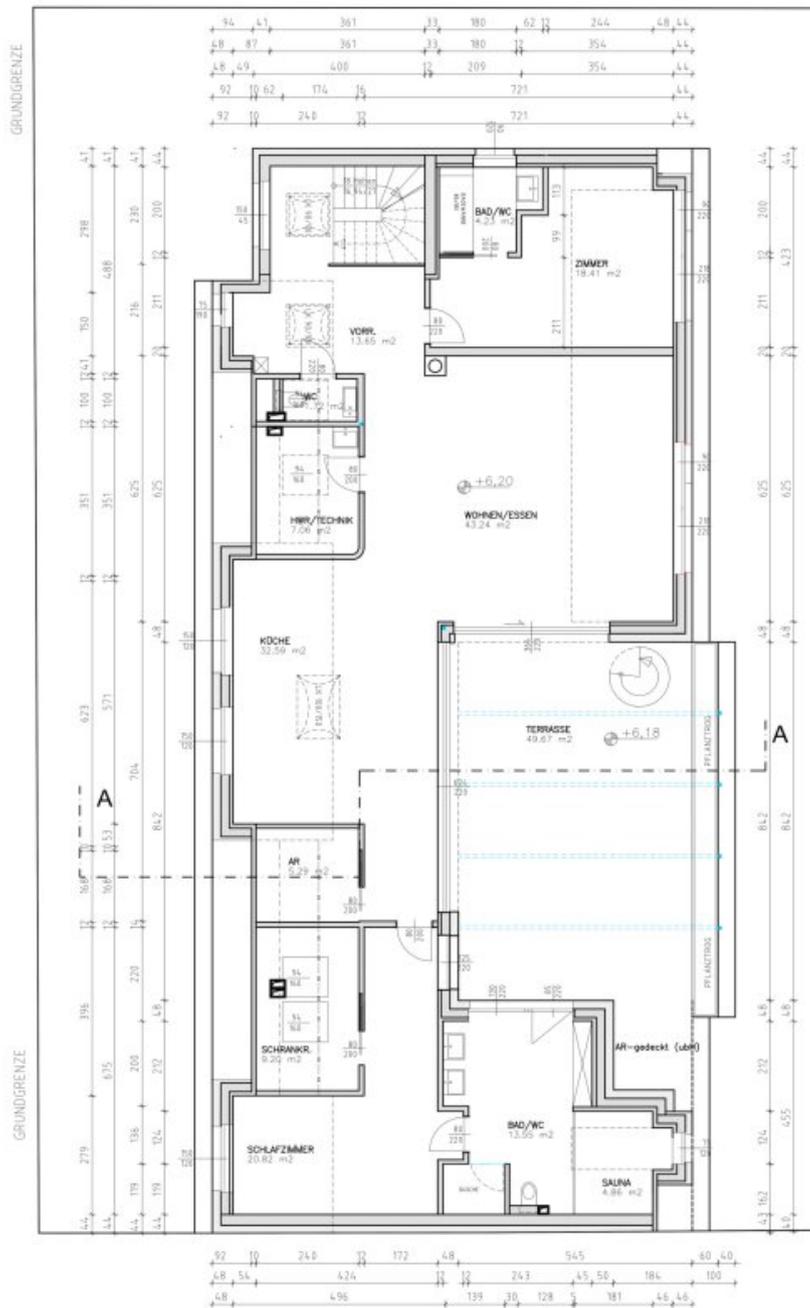
T +43 1 616 32 77 275  
H +43 660 762 27 16  
F +43 1 616 32 77 216

Gerne stehe ich Ihnen für weitere Informationen oder einen Besichtigungstermin zur Verfügung.

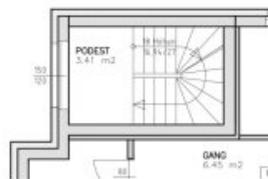




**GRUNDRISS DACHGESCHOSS:**



**AUSSCHNITT 1OG:**



TOP: 05  
WNF: 181.44 m<sup>2</sup>



Planinhalt:  
Unterfeldweg 74  
1220 Wien

GR-DG AUSFÜHRUNG

Datum:  
29.07.2022

Anmerkung:  
M 1:100

## Objektbeschreibung

### **ARCHITECTURE. PRIVACY. TIMELESS SOPHISTICATION.**

Positioned above the surrounding rooftops, this exceptional penthouse maisonette combines generous proportions, architectural clarity and state-of-the-art technology across approximately 182 m<sup>2</sup> of living space.

Two private terraces with a total area of approx. 125 m<sup>2</sup> create an extraordinary outdoor extension — a secluded urban retreat offering privacy and panoramic outlooks.

Completed in 2016 in high-quality timber-frame construction, the property reflects sustainable building standards, contemporary design and meticulous attention to detail.

### **A STATEMENT LIVING SPACE**

The centrepiece of the residence is the approximately 75 m<sup>2</sup> open-plan living salon. Kitchen, dining area and lounge merge seamlessly into one impressive space designed for both representation and comfort.

A feature fireplace introduces warmth and atmosphere, while ceiling heights of approximately 3 metres enhance the sense of openness and architectural elegance.

Hand-planed oak flooring, expansive triple-glazed window elements and carefully selected premium materials define the refined character of this home.

### **PRIVATE OUTDOOR LIVING AT ITS FINEST**

The sheltered main-level terrace provides a discreet extension of the interior living area. Above, the expansive private rooftop terrace offers panoramic views and versatile use — ideal for refined entertaining or tranquil retreat.

Outdoor features include:

- Natural travertine terrace flooring
- Fully automated irrigation system
- Heated rainwater drainage
- Integrated lighting and outdoor heating elements

- Outdoor shower with infrared technology
- Pre-installation for an outdoor kitchen
- Separate storage area

## **MASTER SUITE & PRIVATE SPA EXPERIENCE**

The master suite features a dedicated dressing area and a luxurious bathroom designed as a private wellness sanctuary.

A mosaic rain shower with heated seating, steam bath preparation and an integrated Swiss stone pine sauna create a spa-quality environment within your own residence.

A second bedroom and additional bathroom provide comfort and privacy for family members or guests.

## **ADVANCED TECHNOLOGY & ENERGY EFFICIENCY**

The property meets modern expectations in sustainability, comfort and intelligent living:

- Underfloor heating powered by an energy-efficient heat pump
- Photovoltaic system and solar panels
- Controlled ventilation with individual room regulation
- Air conditioning
- Smart home integration
- Water softening system
- Pre-wiring for home cinema and advanced IT infrastructure
- Structural preparation for the installation of a private lift

## **SECURITY & DISCRETION**

- Security entrance door with fingerprint access

- Video intercom system
- Comprehensive alarm and camera surveillance system (including carport area)
- Smoke and fire detection throughout
- Lightning protection system

## **PRIVATE CARPORT**

Two covered parking spaces within a camera-monitored carport featuring:

- Electric vehicle charging station
- Bicycle storage
- Integrated photovoltaic installation

## **FINANCIAL FRAMEWORK**

The property is situated on leasehold land. The current ground lease amounts to only €12 per month and is included in the operating costs. Overall running costs remain moderate relative to the standard and scale of the residence.

This property addresses discerning buyers seeking architectural quality, privacy, generous outdoor space and advanced technology within an established urban environment.



## Österreichs beste Makler/innen

### Qualität – Sicherheit – Kompetenz

Mehr als 60 Immobilienkanzleien an über 80 Standorten und über 400 Mitarbeiter/Innen machen den Immobilienring Österreich zu Österreich größtem, freien Makler-Netzwerk. Die Mitglieder zählen zu den führenden Immobilien-Experten.

- Sicherheit einer seriösen Kanzlei und umfassender Service
- Transparente Geschäftsanbahnung und –abwicklung
- Über 5.000 Liegenschaften in verschiedenen Preisklassen

Immobilienring Österreich Makler sind Spezialisten bei Vermietung und Verkauf von Wohn- und Gewerbeimmobilien, Grundstücken sowie Investmentobjekten. Sie bieten Ihnen höchste Beratungsqualität, profundes Know-How und langjährige Erfahrung.