

**Commission-free - U1 Donauinsel: Danube Luxury: A Rare  
151 m<sup>2</sup> Designer Residence**



**Objektnummer: 1939/217439**

**Eine Immobilie von IMMOcontract Immobilien Vermittlung GmbH**

## Zahlen, Daten, Fakten

<b>Art:</b>	Wohnung - Etage
<b>Land:</b>	Österreich
<b>PLZ/Ort:</b>	1220 Wien
<b>Baujahr:</b>	2001
<b>Alter:</b>	Neubau
<b>Wohnfläche:</b>	151,13 m <sup>2</sup>
<b>Zimmer:</b>	4
<b>Bäder:</b>	2
<b>Balkone:</b>	1
<b>Heizwärmebedarf:</b>	<b>B</b> 43,00 kWh / m <sup>2</sup> * a
<b>Gesamtenergieeffizienzfaktor:</b>	1,03
<b>Kaufpreis:</b>	1.250.000,00 €
<b>Provisionsangabe:</b>	

Provision bezahlt der Abgeber.

## Ihr Ansprechpartner



### **Tsvetilena Galabinova**

IMMOcontract Immobilien Vermittlung GmbH  
Schnirchgasse 17  
1030 Wien

T +43 664 6000 8196  
H +43 664 6000 8196  
F +43 732 890 800 2466









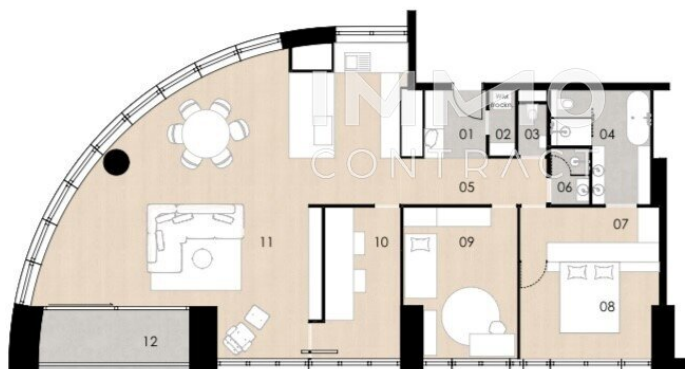












01	Vorraum	4,05
02	Abstellraum	1,80
03	WC	1,51
04	Masterbad	8,75
05	Gang	6,67
06	Kinderbad	2,09
07	Ankleide	5,82
08	Schlafen	14,05
09	Kind	15,78
10	Büro	11,23
11	Wohnen	70,69
12	Loggia	8,69

151,13 m<sup>2</sup>

## Objektbeschreibung

This exceptional 4-room residence offers approximately 151 m<sup>2</sup> of refined living space in one of Vienna's most sought-after waterfront locations. Designed within an architecturally distinctive high-rise, the property combines modern elegance with a truly unique lifestyle directly along the Danube.

The apartment is characterized by bright, open interiors and a sophisticated finish throughout, creating a harmonious balance between comfort and contemporary design. At its heart lies a spacious living area that seamlessly connects to a generous skyline loggia, offering breathtaking panoramic views across the river and Vienna's iconic skyline.

Residents benefit from a rare blend of urban convenience and natural surroundings. The city center is just minutes away, while the immediate environment provides a tranquil retreat with direct access to the water—ideal for swimming, relaxation, and outdoor leisure right at your doorstep.

The building itself delivers a premium lifestyle experience, featuring 24-hour concierge/security service, as well as exclusive wellness amenities such as a fitness area and sauna.

- Approx. 151 m<sup>2</sup> of living space
- 4 well-proportioned rooms
- Expansive loggia with skyline and river views
- Direct access to the Danube for swimming and recreation
- High-end finishes and light-filled interiors
- 24/7 security and concierge service
- On-site gym and spa facilities

- Only a few minutes from Vienna's city center

Wir weisen darauf hin, dass zwischen dem Vermittler und dem zu vermittelnden Dritten ein familiäres oder wirtschaftliches Naheverhältnis besteht.

Der Vermittler ist als Doppelmakler tätig.

## **Infrastruktur / Entfernungen**

### **Gesundheit**

Arzt <500m

Apotheke <500m

Klinik <1.500m

Krankenhaus <2.500m

### **Kinder & Schulen**

Schule <1.000m

Kindergarten <500m

Universität <2.000m

Höhere Schule <3.000m

### **Nahversorgung**

Supermarkt <500m

Bäckerei <500m

Einkaufszentrum <2.000m

### **Sonstige**

Geldautomat <500m

Bank <500m

Post <500m

Polizei <500m

### **Verkehr**

Bus <500m

U-Bahn <500m

Straßenbahn <1.500m

Bahnhof <500m

Autobahnanschluss <500m

Angaben Entfernung Luftlinie / Quelle: OpenStreetMap