

DANUBE FLATS | 42nd floor with breathtaking panoramic views | Exclusive living in Vienna's tallest residential tower!



Objektnummer: 38554

Eine Immobilie von Wohnkonzept Immobilien GmbH

Zahlen, Daten, Fakten

Art:	Wohnung - Etage
Land:	Österreich
PLZ/Ort:	1220 Wien,Donaustadt
Baujahr:	2025
Zustand:	Erstbezug
Möbliert:	Voll
Alter:	Neubau
Wohnfläche:	63,04 m ²
Nutzfläche:	72,21 m ²
Gesamtfläche:	72,21 m ²
Zimmer:	2
Bäder:	1
WC:	1
Balkone:	1
Heizwärmebedarf:	A 23,23 kWh / m ² * a
Gesamtenergieeffizienzfaktor:	A 0,80
Gesamtmiete	2.750,00 €
Kaltmiete (netto)	2.253,00 €
Kaltmiete	2.500,00 €
Betriebskosten:	247,00 €
USt.:	250,00 €
Provisionsangabe:	

Gemäß Erstauftraggeberprinzip bezahlt der Abgeber die Provision.

Ihr Ansprechpartner







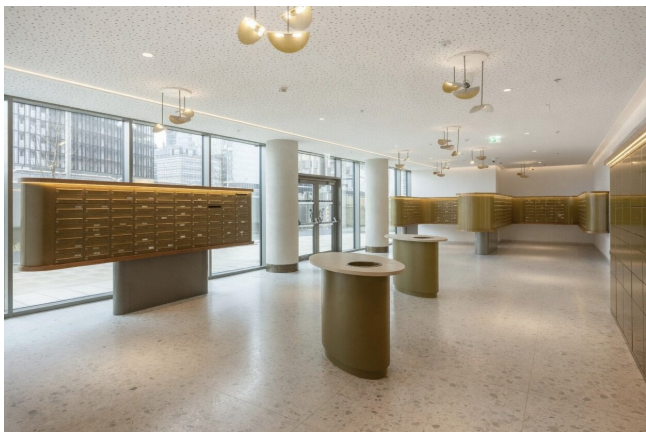




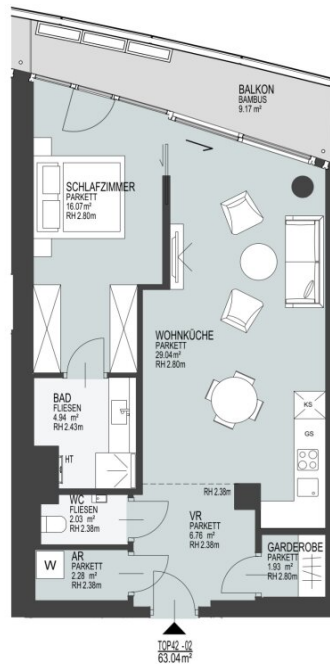












Legende:

- W Waschmaschine
- KS Kühlschrank
- GS Geschirrspüler
- AR Abstellraum
- VR Vorraum
- ER Einlagerungsraum
- HT Handtuchtrockner
- Säule
- Schiebeelement
- Fallrohr
- Deckensprung

Planstand: 28.07.2021 | Die Möblierung und Küchen sind illustrativ dargestellt und nicht im Kaufpreis enthalten. Revisionsöffnungen werden nach technischer Erfordernis ausgeführt. Für die Bestellung von Einbaumöbel sind Naturmaße erforderlich.

M 1:100
(auf DIN A4)



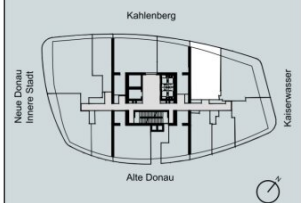
DANUBEFLATS

THE ONE AND ONLY.

EBENE 42
TOP 42-02



Wohnfläche: ca. 63,04m²
Balkon: ca. 9,17 m²



EIN PROJEKT VON:



DanubeFlats



Wagramer Straße 2, 1220 Wien

VERMARKTUNG:



www.danubeFlats.at

Objektbeschreibung

DANUBE FLATS – Urban lifestyle on an international level!

Experience a lifestyle otherwise known only from the world's most modern metropolises – the exclusive rental apartments in the DANUBE FLATS make it possible.

Luxurious amenities for your well-being:

Exclusive Members Club: Work out on state-of-the-art equipment in the in-house gym, relax in the sauna or relaxation room and swim all year round in a heated pool. End your day with a perfectly prepared cocktail while enjoying the view of the picturesque Danube.

Business & Events: Business lounges of various sizes are available on the 5th floor for undisturbed meetings. For private celebrations with family and friends, the stylishly furnished event lounge can be rented – including views of the Danube, the Kahlenberg and the sunset.

Exclusive high-rise amenities: Residents of the high-rise floors from the 27th floor upwards also enjoy access to the Executive Lounge on the 32nd floor. Here you can experience sporting events in a private cinema atmosphere and enjoy luxury to the fullest.

First-class comfort: A hotel within the building allows your guests to stay overnight comfortably and stylishly. For daily shopping, a supermarket (Billa) is available on the ground floor, and the in-house restaurant with an attractive outdoor dining area offers wonderful views of the Neue Donau.

Two cars can be rented via the building's own car-sharing system.

From the moment you enter the impressive two-storey lobby, the exclusivity of the building becomes immediately apparent. A doorman warmly welcomes you and your guests before one of Austria's fastest elevators takes you to your floor.

This small yet elegant apartment is located in one of the city's most sought-after locations and offers modern living at the highest level. The high-quality custom-made kitchen is equipped with first-class Miele appliances and blends seamlessly into the almost fully glazed living, dining and sleeping area, which is characterized by plenty of natural light and morning sunshine.

[Video TOP 42.02](#)

Key facts:

Fully equipped apartment with custom-made furniture and designer lighting.

- 42nd floor by elevator
- Living area: 63.04 m²
- 9.17 m² balcony
- West-facing orientation with views of the Kahlenberg
- Storage room with washing machine
- Entrance area including built-in wardrobes
- Separate toilet
- En-suite bathroom with walk-in shower
- Bedroom
- Living area with fully equipped fitted kitchen and portafilter coffee machine

Special features:

- Generous aluminium windows and sliding doors with a room height of 2.80 m
- External blinds with individual shading adjustment
- Outdoor areas with bamboo decking

- Automatically irrigated planters
- High-quality sanitary fittings by Dornbracht and Villeroy & Boch
- KNX system for smart control of lighting, heating & cooling and blinds
- Heating & cooling via concrete core activation
- Elegant real wood parquet flooring and premium tiling

Conditions:

- Monthly total rent, including operating costs and 10% VAT: EUR 2,750.00
- Plus advance payment for heating and hot water
- Deposit: 4 gross monthly rents
- Lease term: fixed term of 3 years
- Available for immediate occupancy

360lage eins GmbH points out that, for the brokerage of the rental property in question, we have been commissioned exclusively by the landlord's side and therefore represent only their interests. No dual brokerage activity is carried out.

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

Infrastruktur / Entfernungen

Gesundheit

Arzt <500m
Apotheke <500m
Klinik <1.500m
Krankenhaus <2.500m

Kinder & Schulen

Schule <500m
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