DB IMMOBILIEN | Apartment with spectacular view near Vienna International Centre



Objektnummer: 493

Eine Immobilie von db immobilien e.U.

Zahlen, Daten, Fakten

Art:	Wohnung
Land:	Österreich
PLZ/Ort:	1220 Wien
Wohnfläche:	76,08 m²
Zimmer:	3
Bäder:	1
WC:	2
Keller:	10,30 m²
Heizwärmebedarf:	B 37,00 kWh / m² * a
Gesamtenergieeffizienzfaktor:	C 1,22
Kaufpreis:	550.000,00 €
Betriebskosten:	431,51 €
Heizkosten:	207,13 €

Provisionsangabe:

3% des Kaufpreises zzgl. 20% USt.

Ihr Ansprechpartner



Ruth Zeillinger

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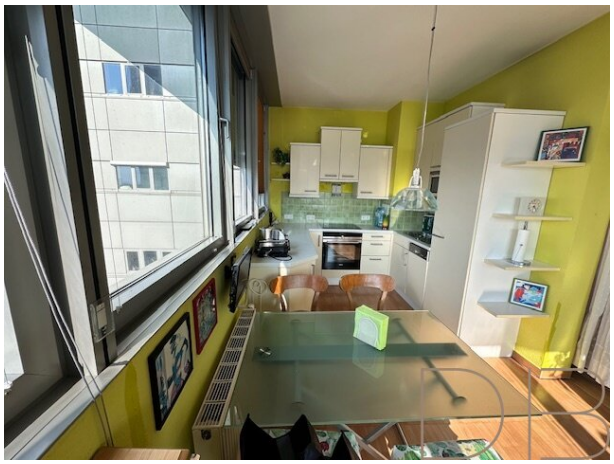









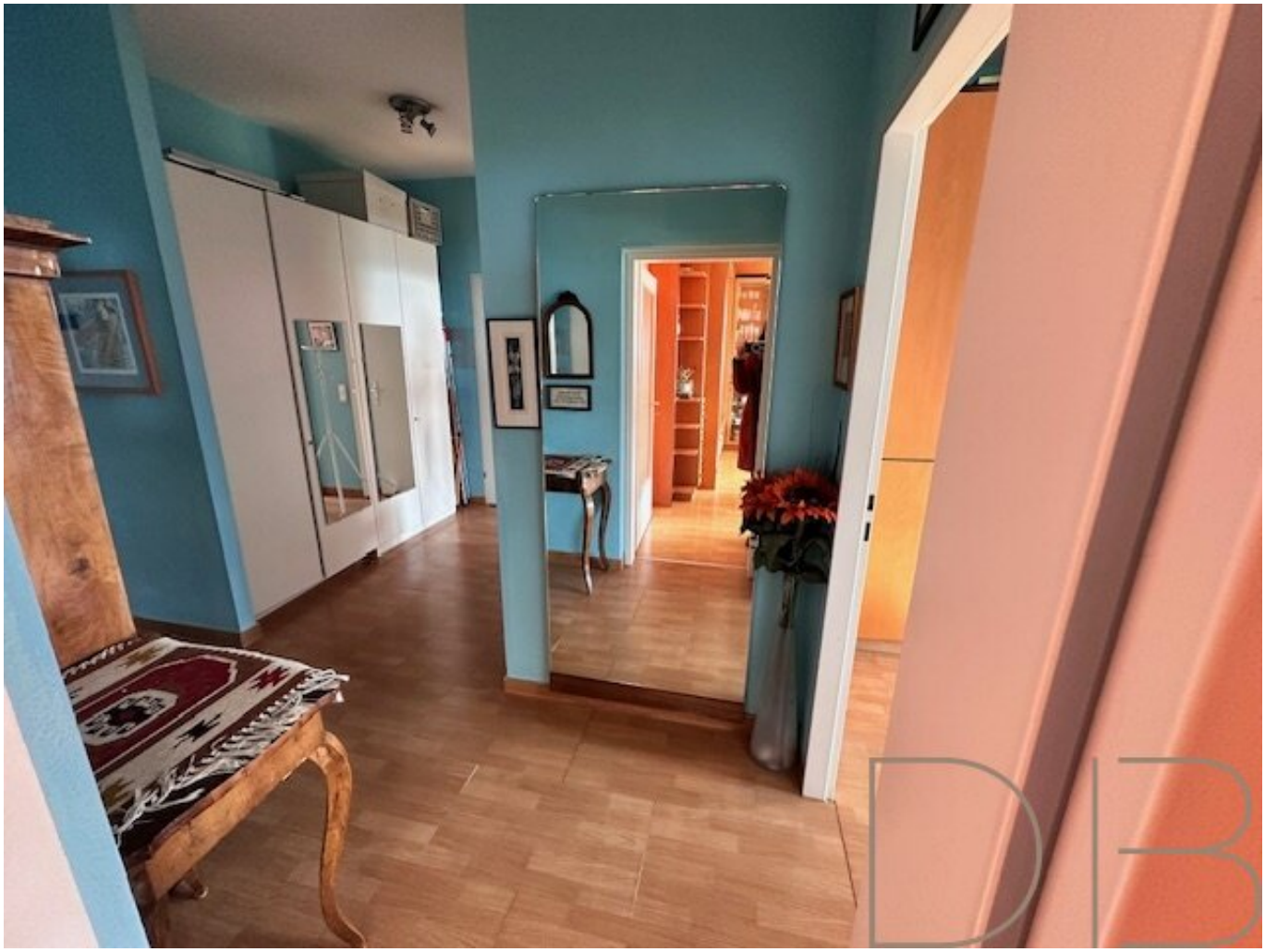









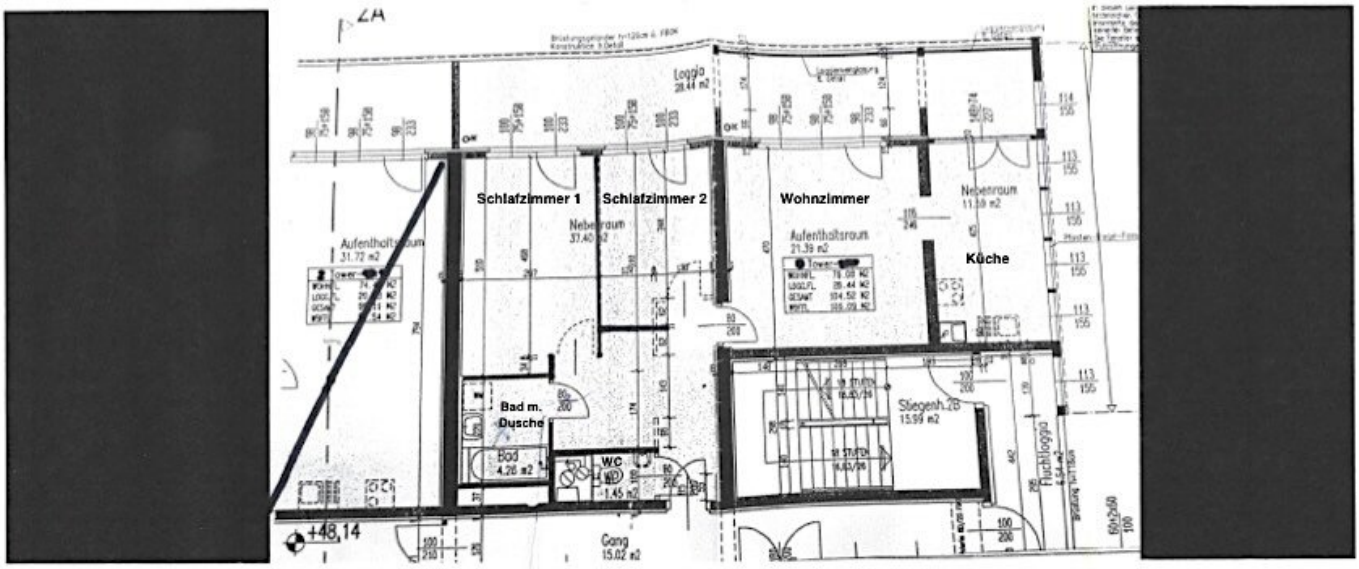
Schlafzimmer 1
Schlafzimmer 2
Wohnzimmer
Küche
Bad m. Dusche
Bad
4.26 m2
WC
1.45 m2
Gang
15.02 m2
Loggia
28.44 m2
Aufenthaltsraum
31.72 m2
Nebenraum
37.40 m2
Aufenthaltsraum
21.39 m2
Nebenraum
11.39 m2
Steigenh.2B
15.99 m2
Fluchtloggia
+48,14

DB

Objektbeschreibung

A rare and unique residence with a fantastic view and a wonderful location directly on the New Danube (Neue Donau).

The 3-room apartment for sale is located on the 17th floor of the 110-metre-high Mischek Tower, designed by the famous architect couple Delugan-Meissl, and offers an incomparable living experience with panoramic views.

Its location alone is incomparable. Situated in the immediate vicinity of the New Danube and the Danube Park, its south-west orientation offers spectacular, unobstructed panoramic views of the Kahlenberg and Leopoldsberg, the UNO City, the Danube and the centre of the federal capital with the Giant Ferris Wheel and St. Stephen's Cathedral.

Not only can you let your gaze wander over the Vienna skyline, but in the evening you can also watch the red sun seem to sink picturesquely into the Danube.

This dream home is perfect for everyday living, thanks to its short 500-metre distance to the U1 underground line, which takes you to the city centre in ten minutes, a supermarket in the building, and a medical centre, bank, pharmacy and local shops in the immediate vicinity.

But the apartment also offers unrivalled recreational value: Donaupark and Donauinsel are in the immediate vicinity.

With high-quality fittings and a

28 m² loggia with sliding glass elements that can be opened completely, this apartment offers the highest level of living comfort:

- Concierge service and security service

- Communal areas such as laundry room and bicycle storage room

Room layout:

- Entrance hall
- 2 bedrooms
- Living room

- Kitchen
- Bathroom with toilet
- Separate toilet

A 10.3 m² storage/cellar room belongs to the apartment.

The property features:

- District heating
- Air conditioning in the bedrooms and living room
- Security door
- Interior blinds
- Cable connection for television and internet
- EWE kitchen with high-quality appliances, as good as new (approx. 4 years old)
- Built in wardrobe + Murphy bed
- Bathroom with shower, toilet and washing machine connection
- Separate toilet with hand basin

Be inspired by this breathtaking view!

Noch nichts gefunden? Wir informieren Sie über geeignete Immobilienangebote noch vor allen anderen.
Legen Sie jetzt Ihren individuellen Suchagenten unter folgendem Link an. Wir schicken Ihnen passende Immobilien exklusiv vorab zu.
Suchagent anlegen - https://db-immobilien.service.immo/registrieren/de

Der Vermittler ist als Doppelmakler tätig.

Infrastruktur / Entfernungen

Gesundheit
Arzt <1.000m
Apotheke <500m
Klinik <1.500m
Krankenhaus <2.500m

Kinder & Schulen
Schule <500m
Kindergarten <500m
Universität <2.000m
Höhere Schule <2.500m

Nahversorgung
Supermarkt <500m
Bäckerei <500m
Einkaufszentrum <2.000m

Sonstige
Geldautomat <500m
Bank <500m
Post <500m
Polizei <1.000m

Verkehr
Bus <500m
U-Bahn <500m
Straßenbahn <1.500m
Bahnhof <500m
Autobahnanschluss <500m

Angaben Entfernung Luftlinie / Quelle: OpenStreetMap