REGATTA
THE REAL ESTATE COMPANY
SINCE 1993

eRGT39800
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# Viena

# International estates apartment for sale

3 rooms

## CARACTERISTICS

- **AREA**: Viena
- **Usable surface**: 78.94 sqm
- **Built surface**: 92.54 sqm
- **No. of Bedrooms**: 2
- **No. of Rooms**: 3
- **No. of Bathrooms**: 2
- **Balconies** : 1
- **No. of Balconies**: 1









## FINISHES/EQUIPMENT

- **Others**: Insulated Windows , Faience, Sandstone, Parquet

## DESCRIPTION

A historical building near Schönbrunn Palace Park has undergone massive transformation in order to meet the most rigorous 21st century' standards of living.
Meidlinger Hauptstraße, one of the largest shopping streets in Vienna, is within walking distance. The unique location ensures excellent local amenities in the immediate vicinity alongside the U4 and U6 subways.
The apartments offer sophisticated spaces between 30m2 and 135m2 and high-quality, delicate finishing touches.
Design and features:
First occupancy after renovation;
An elegant design combining the old and the new;
Spacious loggias and balconies;
Wide window areas and light-flooded, tall rooms;
Top sanitary and electrical systems;
Underfloor heating/ air heat pumps;
Undisturbed privacy especially in the luxurious penthouse;

Energy certificate for buildings: HWB class B, fGEE class A++;
Balcony / loggia equipped with weather-resistant WPC floorboards;
Preparation v. cooling in living rooms and bedrooms;
Oak wooden parquet in living room and bedrooms;
Plastic windows/ glass elements with triple glazing;
Public transportation:
Bus 10a, 63a - approx. 300m;
U4 - approx. 350m (Meidling);
U6 - approx. 500 (Niederhofstraße).

| 609,960 EUR | 11.08 BITCOIN | 393.52 ETHEREUM |
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*Receiving this presentation represents your agreement that any negotiation regarding this property to take place through the agency of a Regatta rep