



Modern and spacious penthouse in the 19th district



Info Agente

Nombre:	ArKadia
Nombre empresa:	
País:	Reino Unido
Teléfono:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Detalles del anuncio

Propiedad para:	Alquiler
Precio:	USD 5,637.14

Ubicación

País:	Austria
Estado/Región/Provincia:	Viena
Ciudad:	Viena
Código postal:	1190
Publicado:	11/04/2024

Descripción:

Modern, light-flooded maisonette penthouse apartment in prime Döbling location with a green view of Wertheimsteinpark. Located on the 1st and 2nd top floor (elevator open directly inside the apartment!), this great property first impresses with its very large, open and light-flooded living / dining / kitchen area on the 2nd floor, which alone measures almost 80 square meters. The kitchen, including kitchen island and appliances, was newly purchased in 2023 - as was most of the rest of the furnishings - and is in excellent condition. The dining area is complemented by the adjoining balcony with a green view of Wertheimsteinpark. The upper floor also has a room (shown as a loggia in the plan) with an en-suite bathroom (washbasin, WC, floor-level shower), which is bright and friendly thanks to the generous glazing and also has a west-facing terrace. The sunset with a view of the Hohe Warte is almost unbeatable! Down the stairs on the first floor, there are 2 quiet, park-facing bedrooms, the larger of which also has its own balcony, as well as a large bathroom with a walk-in shower, double sinks and bathtub and a separate guest WC with small sink. Separately adjustable air conditioning is installed in each of the bedrooms and in the large living area to ensure pleasant temperatures even on hot summer days. In winter, the underfloor heating (gas floor heating) provides cozy warmth. In addition to the spacious balconies, the apartment also has an almost 40 sqm roof terrace (accessible via the stairwell for exclusive use - not shared with the other parties!) There are also 2 parking spaces (stacked parking spaces) available in the building's own underground garage, which can also be rented out if required. Location Situated directly at the foot of Hohe Warte (on the corner of Döblinger Hauptstraße / Barawitzkagasse), the location of the apartment scores points for its proximity to the city and good public transport connections on the one hand, and the idyllic green location typical of Döbling near the



Kahlenberg vineyards on the other. The apartment building is separated from Wertheimstein Park by the tracks of the S-Bahn, which, however, does not cause any major noise pollution. The public transport connections can be described as very good: There is a stop on streetcar line 37 right on the doorstep (5 minutes to Nussdorferstraße U6, 15 minutes to Schottentor) as well as bus lines 10A and 39A, which take you to Heiligenstadt U4 station in 3 minutes. On Döblinger Hauptstraße you will find all stores for daily needs (groceries, drugstores, pharmacy, post office, etc.) within walking distance, and the Döblinger swimming pool on Hohe Warte can also be reached on foot.

Común

Pies cuadrados terminados: 170 m2

Room details

Total rooms: 4

Lease terms

Date Available:

Información adicional

URL sitio web: http://www.arkadia.com/LMDW-T28422/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: td-lwrvqz3i-xscrp6mtv

