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Beatrixgasse 27, A-1030 Wien

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# Beatrixgasse 27, A-1030 Wien

## The Embassy Parkside Living – Luxury residences near Stadtpark

A new luxury project with beautiful, sun-drenched apartments, varying in sizes from 40m<sup>2</sup> to 180m<sup>2</sup>, has just been completed in the middle of Vienna's embassy district, right be all flats and penthouse-apartments, as well as all townhouses, benefit from their own distinct and well reasoned ground plan, high-class interior and their exclusive living environment. All apartments have balconies, terraces and recessed balconies whilst the townhouses have their own private terrace and garden spaces. The nearby located parks Stadtpark and Modenapark encourage to stroll around and enjoy the vicinity of the first district with its urban but still natural atmosphere as well as the spectacular view from the upper floors overlooking the historical city centre and Kahlenberg in the distance

### High-grade facilities

- Bright, well planned apartments from 40m<sup>2</sup> to 180m<sup>2</sup>
- Smart- and Family-flats with balconies, terraces or recessed balconies
- Penthouses with generous terraces
- Townhouses with terraces and private gardens
- Balconies, terraces and recessed balconies covered with wood/thermo-ash
- Low-energy-house (HWB 23,7 kWh/m<sup>2</sup> a, fGEE 0,729)
- Floor heating and cooling system
- Oak-wood parquet
- Ceiling height from 2,8m to 3m
- No pitched roof areas
- Extra high internal doors from 2,4m to 2,6m
- Floor-to-ceiling triple glazed panorama-windows system with pollen-filter
- Wind and weather independent sun-screen system between the outer panes
- Furnished bathrooms with ceramic wall and floor tiles, flat shower and/or bathtubs

### The highlights in the house

- ® Concierge service
- Private Lounge
- Meeting room
- Private cinema
- XL garage parking lot
- First class security concept
- Secured bicycle room

The operating costs are at EUR 2.20 per utility value and the reserve fund is EUR 0.20 per utility value.

### Location and infrastructure

- Metro: U4 station “Stadtspark“
- Tram: Line O station “Sechskrügelgasse“
- Bus: 4A station “Am Modenapark“

The project’s noble and exclusive location promises the highest living quality, which Vienna has been priced multiple times for. A lot of cultural buildings and famous sights are accessible by foot, such as various shopping malls like „The Mall“. Diverse public facilities like schools, Kindergartens and medical facilities are present in the surrounding area. The first-class connection to public transport (rapid transit system, metro, bus and tram) fulfills the high quality of the location.

Please note that there is a close familial or economic relationship between the broker and the client.

### **Energieausweis:**

Valid until:

Annual thermal 23.7 kWh/m<sup>2</sup>year

energy index:

Energy efficiency 0.73

rating:



## Photos

















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