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**MARSCHALL**  
R E A L E S T A T E

## Modern luxury villa with indoor pool

Property no. **2114**

### LOCATION

This perfectly equipped, luxurious family villa is located in the best green location in Langenzersdorf.

### EQUIPMENTS

The high-end equipment is reflected in the high-quality materials, the latest technology and special safety features:

- Controlled domestic ventilation, automatic humidification
- Fully automatic pool control
- countercurrent system air conditioner
- Video and alarm monitoring
- Underfloor heating by means of brine water / water heat pumps
- SAT and LAN cabling HiFi sound in all rooms
- Lift prepared

### ROOM LAYOUT

On the ground floor, from the spacious entrance to the study, guest toilet, large kitchen and through a double-wing door in the representative living room with dining area and exits to the terrace and the garden, as well as the elegant staircase to the first and second floor, as well as with direct access to the double garage and the exit to the basement.

The spa area with indoor pool is directly accessible from both the living room and the master bathroom on the first floor. The first floor is divided into the master suite with spacious bedroom and exit to the private sun terrace, dressing room, bathroom with whirlpool, walk-in - shower, double vanity, separate toilet and sauna, and in three other bedrooms and a bathroom with shower and toilet.

A bright gallery room with kitchens, open to the staircase and currently used as an artist's studio, is the crowning finale on the third floor.

The basement offers plenty of space for a guest / staff apartment, consisting of its own vestibule, bedroom, bathroom with shower and toilet, and a living room with kitchenette.

In addition, there are three further illuminated rooms on this level, which can be used as a gym, business and hobby room. Two additional storage rooms, as well as the modern building services are housed here.

The surrounding property is elaborate and very tastefully designed. From the partially covered main terrace with direct access to the indoor pool, one reaches the large, flat garden, in which an elegant, bricked shed with water connection and a lounge area with outdoor bar and the relaxation terrace with sunbeds and refreshing water mist - Spraying system is located.

The gardening planting is irrigated automatically.

## INFRASTRUCTURE

Various shops and public transport are within walking distance. The city center of Vienna is only twenty minutes away by car.

Please note that there is a close economic relationship between the broker and the client. The broker is working as a double agent.



## Details

■ **Adress** AT-2103 Langenzersdorf

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■ **Living space** approx. 418.94 sqm

■ **Patio area** approx. 141.58 sqm

■ **Area** approx. 1164 sqm

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■ **Room** 10

■ **Bathrooms** 3

■ **WC** 5

■ **Loggia** 2

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■ **Purchase price** € 2,290,000.00

■ **Commission** 3% des Kaufpreises zzgl. 20% USt.

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■ **Obtainable from** nach Vereinbarung

■ **Year of construction** 2008

- Energy efficiency class B
  - Energy efficiency class A
  - Category Haus
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## Your contact person



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