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MARSCHALL
R E A L E S T A T E

Charming house with private garden and garage in Döbling

Property no. **2073**

LOCATION

This approx. 190 m² house with garden is located in an exclusive residential complex in Döbling.

ROOM LAYOUT and EQUIPMENT

The house is on three levels. On the ground floor there is the large living / dining area with access to the approx. 20m² terrace and the approx. 60m² garden, as well as a storage room and guest toilet. On the first floor there are three bedrooms and a large bathroom, all rooms have access to the approx. 20 m² balcony. On the 2nd floor there are two more rooms and another bathroom. The house also has direct lift access on the ground floor through which the underground car park can be reached. Noble equipment details such as oak floorboards with underfloor heating, porcelain stoneware tiles in the wet areas, mostly lifting and sliding doors and plastic aluminum windows as well as the preparation of e-charging stations in the underground car park promise an extremely positive and relaxed quality of life.

INFRASTRUCTURE

The optimal residential area leaves nothing to be desired. The vineyards and the center of Grinzing are practically on the doorstep and Vienna's city center and the airport are within easy reach. A very good local supply, public transport connections and varied leisure opportunities guarantee the highest quality of life. The tram stop (line D) is just 160 meters away.

INFORMATION

In the in-house underground car park, parking spaces can be purchased from € 38,000.

In addition, each apartment has a spacious cellar compartment.

Commission: 3% + 20% VAT



Details

■ **Adress** AUT-1190 Wien

- **Living space** approx. 189 sqm
 - **Patio area** approx. 42 sqm
 - **Balcony space** approx. 20 sqm
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- **Room** 6
 - **Bathrooms** 2
 - **WC** 2
 - **Loggia** 1
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- **Purchase price** € 1,672,900.00
 - **Monthly costs** € 616.69
 - **Operation costs net** € 321.30
 - **Other costs net** € 200.89
 - **Commission** 3% des Kaufpreises zzgl. 20% USt.
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- **Obtainable from** sofort
 - **Year of construction** 2018
 - **Category** Haus
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Your contact person



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