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## Unique luxury multi-family villa in a top location

Property no. **2258**

**This extraordinary multi-family villa is a first-class investment and is ideal as a domicile for a large and demanding family, in which the coexistence of several generations can be ideally realized in one house. Likewise, the comfort of an indoor garage for 11 cars is a unique feature that is invaluable for car lovers.**

### LOCATION

This magnificent villa with approx. 820 sqm living space and large open spaces is located in the heart of the popular 19th district of Vienna in the immediate vicinity of the "Hohe Warte" and the "Schreiberweg". The noble location in Döbling is a very sought after and quiet residential area with detached single or multi-family houses and many gardens and green areas.

### ROOM DISTRIBUTION

The villa was built at the end of the 19th century, was extensively renovated in 2019/2020 and redesigned so that 5 spacious apartments have now been created that can be used independently but also together. The building consists of the basement, ground floor, 1st and 2nd floor and two converted attics and has a disabled elevator which is located in the centrally located stairwell. All 5 units are individually accessible via the staircase.

**BASEMENT :** Underground car park with car lift and 11 parking spaces, technology and storage rooms

**GROUND FLOOR:** Luxury garden apartment with designer furnishings and private garden, pool and fitness area, living space 197,90 sqm, open space 668,29 sqm

**1st FLOOR:** Guest / staff apartment, living space 72,70 sqm, open space 5,98 sqm / Terrace apartment, living space 130,99 sqm, open space 20,62 sqm

**2ND FLOOR:** Terrace apartment, living space 162,37 sqm, open space: 52,00 sqm

**ROOF FLOOR 1 + 2:** Penthouse, living space 255,10 sqm, open space 40,43 sqm

### EQUIPMENT

When redesigning the property, great attention was paid to high-quality equipment. Already in the garden, the generous stainless steel basin captivates with its perfectly shaped dimensions in addition to the sophisticated planting concept, which features a variety of different plants and thus represents a special oasis of relaxation. In addition to well-equipped exclusive bathrooms, wonderful "Bulthaup" kitchens and climate ceilings, the highest quality parquet floors, fittings (e.g. Dornbracht), doors (e.g. Rimadesio glass doors) and windows were used.

### INFRASTRUCTURE

Shops, school facilities, public transport, leisure facilities, the beautiful "Nussberg", the vineyards and idyllic wine taverns are within walking distance. The city center and the airport are easily accessible.

## INFORMATION

Commission: 3% + 20% VAT

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** AUT-1190 Wien
  - **Proximity** Schreiberweg
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- **Living space** approx. 820 sqm
  - **Patio area** approx. 330 sqm
  - **Area** approx. 1197 sqm
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- **Purchase price** on request
  - **Commission** 3% des Kaufpreises zzgl. 20% USt.
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- **Obtainable from** nach Vereinbarung
  - **Year of construction** 1900
  - **Energy efficiency class** B
  - **Energy efficiency class** A
  - **Category** Haus
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## Your contact person



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