



## Unique villa with breathtaking views in noble location

Property no. **2253**

In a prime location in the 19th district with a breathtaking panoramic view of the Vienna skyline, a luxurious residential project consisting of 2 villas with a total of 9 condominiums and a single-family villa will be built by autumn 2022.

This approx. 432 m<sup>2</sup> single-family villa extends over three floors and has a spacious anteroom with cloakroom, an open living / dining area with garden terrace and access to its own garden. From the garden level there is an impressive view over the entire city up to the Kahlenberg.

On the upper floor there is the master area with cupboard and bathroom en suite with terrace access, two further bedrooms each with a terrace (one of them with a private bathroom) and a separate bathroom.

The basement offers the possibility of a wellness / fitness area with a relaxation room, in addition there are storage and technical rooms.

In addition to the exclusive location, the modern architecture and high-quality equipment details meet the highest demands:

- alarm system
- BUS system
- Air Water heatpump
- Underfloor heating & ceiling cooling
- Wood-aluminum windows with triple glazing
- Sun protection by means of electrically operated venetian blinds
- high quality plank flooring and porcelain stoneware tiles

In the basement, which connects all 3 components with each other, there are the storage rooms, a bicycle storage room, technical rooms and the car parking spaces with preparation for an electrical outlet.

### INFRASTRUCTURE

The noble quiet location meets the highest demands, it offers a perfect mix of picturesque nature and luxury!

The project impresses with its unique location with a dream view over Vienna. Surrounded by vineyards, bordering the Vienna Woods and with good and fast connections to the city center, this residential project offers the best quality of life. The beautiful wine towns of Grinzing and Sievering, which offer a perfect infrastructure, are in the immediate vicinity. There are gourmet shops and fine boutiques around Sonnbergplatz. Grinzing invites you to stroll through the romantic streets and offers top restaurants and traditional wine taverns.

### INFORMATION

Start of construction: March 2021

Special requests and changes within the residential units can be considered depending on the construction progress.

The sauna listed in the equipment is not included in the purchase price and can be equipped for an additional charge.

The car parking spaces mentioned in the equipment are also not included in the purchase price and can be purchased for EUR 45,000.00 each.

Additional units in different sizes are available in the project.

**In our office we offer you the opportunity to view all apartments using virtual reality glasses before completing the project. You can move freely through the apartments in a 360-degree view. The special thing about virtual reality technology is that the project feels almost real.**

The statements mentioned above are based on information and documents provided by the owner. All information is supplied without guarantee.

## Details

■ **Adress** AUT-1190 Wien

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■ **Living space** approx. 432 sqm

■ **Patio area** approx. 158 sqm

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■ **Room** 5

■ **Bathrooms** 3

■ **WC** 4

■ **Loggia** 4

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■ **Purchase price** € 7,490,000.00

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

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■ **Obtainable from** nach Fertigstellung

■ **Year of construction** 2021

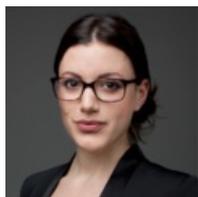
■ **Energy efficiency class** B

■ **Energy efficiency class** A

■ **Category** Haus

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## Your contact person



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