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MARSCHALL
R E A L E S T A T E

Extraordinary Estate Palais with rich history

Property no. **2150**

LOCATION

This exceptional property with a beautiful garden is located in a prime location near the Türkenschanzpark.

ROOM DISTRIBUTION and EQUIPMENT

The historic building has a usable area of approx. 990 m² with high development potential. The historic palace with modernization needs lies in the middle of a garden with building reserve.

It can create a total space of more than 2,500 m². The prestige property is a great place to be as a prestigious headquarters, embassy or private residence.

On the main floor of this magnificent villa are the prestigious living room and the elegant dining room with open fireplace and adjoining kitchen. The beautiful garden terrace can be reached from both the dining room and the living room.

Another highlight of this palace is the garden salon with fountains and marble floors, which is located on the garden level of the building and leads to the spacious garden of the palace. The rooms upstairs can be used as a bedroom or guest room and have access to further terraces. The attic is partially expanded and can be extended.

INFRASTRUCTURE

The location offers excellent infrastructure and the best quality of life. Public transport, shopping and school facilities as well as the Türkenschanzpark as a recreational area are located in the immediate vicinity.

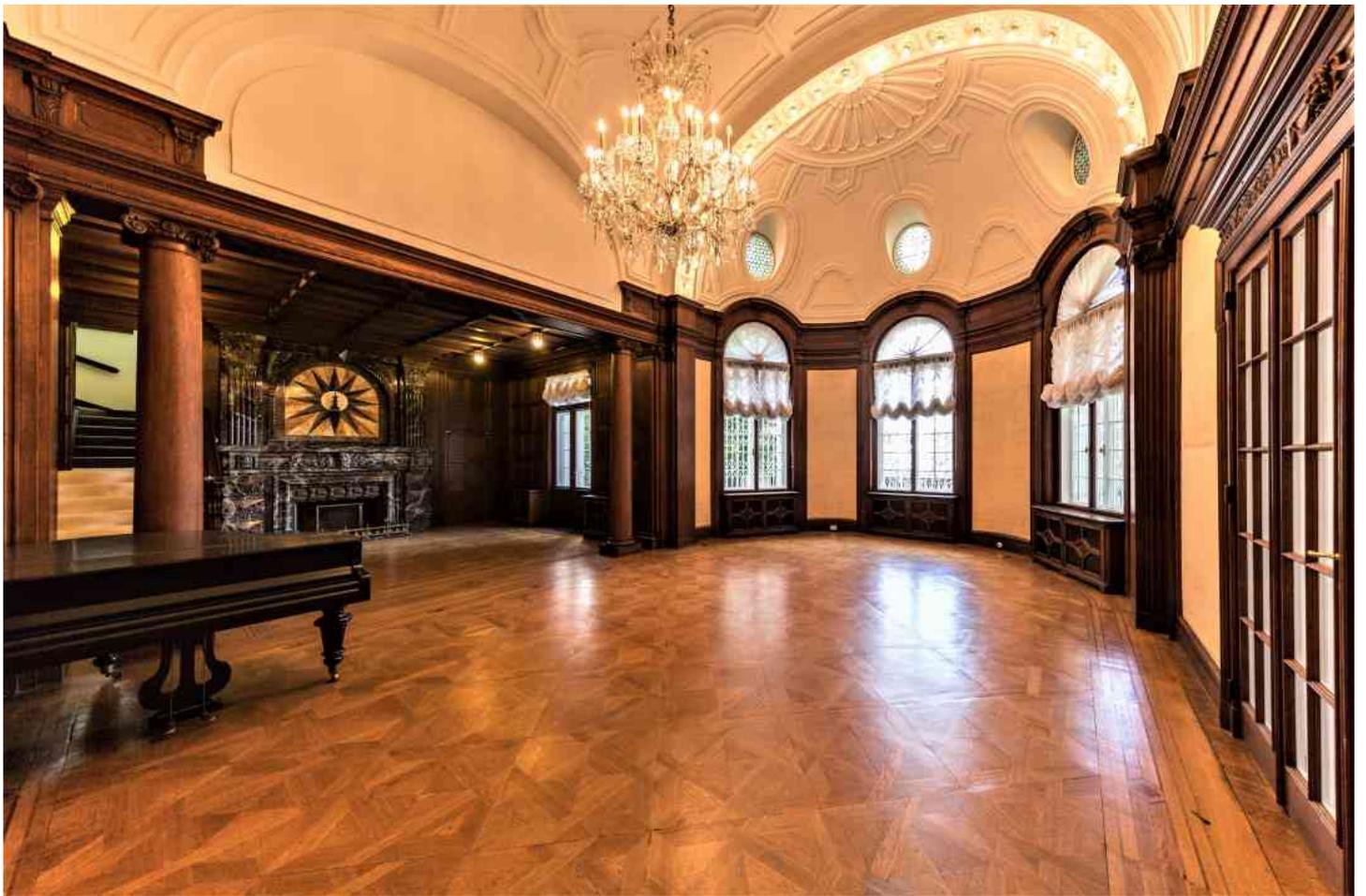
The airport and the city center are very easy to reach.

INFORMATION

Commission: 3% + 20% VAT

Price on request

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** Hugo Wolf Park, Türkenschanzpark
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- **Patio area** approx. 166 sqm
 - **Area** approx. 1670 sqm
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- **Room** 10
 - **Bathrooms** 4
 - **WC** 5
 - **Loggia** 3
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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** 1923
 - **Energy efficiency class** G
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 - **Category** Haus
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Your contact person



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