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MARSCHALL
R E A L E S T A T E

Modern family villa in a panoramic position in Pötzleinsdorf

Property no. **2256**

LOCATION

This modern equipped family villa is located in a panoramic position in Pötzleinsdorf.

EQUIPMENTS

The very appealing furnishings are reflected in the modern design language of the building and the contemporary interior.

- ° Built-in wardrobes behind elegant sliding doors
- ° Fully equipped open kitchen
- ° Modern bathrooms with natural light
- ° Gym
- ° Alarm system
- ° Fire detectors
- ° Underfloor heating
- ° Partially external shading
- ° Satellite and cable TV
- ° Central vacuum cleaner
- ° Built-in safe

ROOM LAYOUT

From the spacious entrance you can access the two children's rooms, as well as the bright bathromm with tub and toilet.

The central staircase opens up all living levels:

The upper floor boasts a light-flooded master bedroom, spacious bathromm with tub, shower and toilet, walk-in wardrobe and the south-facing terrace, from which you can enjoy a magnificent view.

In the garden floor is the spaciious living room with open kitchen, dining area, lounge area, home office, guest toilet and pantry. Large sliding glass doors lead to the garden terrace and the romantic garden. Furthermore, you can reach the exit on a small, intimate west terrace halfway up the stairs.

With fitness room, shower room/WC, laundry room and storage room, the basement is optimally used.

INFRASTRUCTURE

In 15 minutes by car you are in the city center of Vienna, the tram line 41 can be reached in a 10 minutes walk and goes directly to the Schottentor.

The 18th district is rich in shops, fine dining, trendy restaurants, boutiques and craft shops, doctors, pharmacies, schools and the nearest supermarkets are 3 - 5 minutes away by car.

At the Kutschkermarkt you will find culinary specialities from all over the world, it is a popular meeting place with its cafés and snack stands.

With the Pötzleinsdorfer Schlosspark and the Türkenschanzpark are two gorgeous green oases in the immediate vicinity.

INFORMATION

Commission: 3% + 20% VAT



Details

- **Adress** AUT-1180 Wien
- **Proximity** Pötzleinsdorfer Park

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- **Patio area** approx. 70 sqm
 - **Area** approx. 339 sqm

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- **Room** 4
 - **Bathrooms** 3
 - **WC** 4
 - **Loggia** 3

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- **Purchase price** € 1,849,000.00
 - **Commission** 3% des Kaufpreises zzgl. 20% USt.

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- **Obtainable from** nach Vereinbarung
 - **Year of construction** 2009
 - **Category** Haus
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Your contact person



EVA MARSCHALL

Phone [+43 1 533 20 30](tel:+4315332030)

Mobile [+43 664 10 10 618](tel:+436641010618)

E-mail e.marschall@marschall.at

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