



Revitalized cottage villa in a top location in Döbling

Property no. **2560**

LOCATION

The beautiful cottage villa was generally renovated with great attention to the historical substance and offers excellent privacy with only a few units. Built were 2- to 5-room apartments, whereby neighboring units can be connected to spacious apartments (optionally with 2 entrances, 2 kitchens).

The property is located in the immediate vicinity of the Döblinger Cottage, one of the most charming residential areas in Vienna.

ROOM LAYOUT

Ground floor: 4-room garden apartment with a living area of approx. 103 m² (windows on 3 sides; large eat-in kitchen, 3 separately accessible bedrooms/study, 2 bathrooms). In addition, the apartment has an additional, exterior, illuminated cellar room (e.g. as a hobby room, sauna), approx. 38 m² of terrace space and approx. 183 m² of private garden.

HP/1.OG: 4 room apartment (3 bedrooms) with approx. 134 m² living space plus terraces/balconies (approx. 23 m²); on the same floor: approx. 51 m² apartment (2 rooms) with balcony (approx. 4 m²); these units could also be combined as a spacious 6 room apartment (approx. 185 m² living space; approx. 28 m² balconies/terraces, 3 bathrooms, large living/dining area).

2nd floor: 4 room apartment (3 bedrooms) with approx. 134 m² living space plus terraces/balconies (approx. 29 m²); on the same floor: approx. 42 m² apartment (2 rooms) with terrace (approx. 17 m²); these could also be combined as a spacious 6 room apartment (approx. 175 m² living space; approx. 46 m² balconies/terraces, 3 bathrooms, large living/dining area);

1.DG, 2.DG: top floor apartment (approx. 246 m²) with open spaces (approx. 49 m²) and private lift station on both levels; the "roof terrace" is actually a terrace on the living level of the 2.DG (dining lift and Jacuzzi are being prepared for optional retrofitting);

FURNISHING

- Contemporary heating and cooling, as well as central hot water preparation using air heat pumps positioned in the technical room
- Underfloor heating and ceiling cooling with individual room control, the installation of an additional air conditioning is already structurally prepared
- New wooden box windows with external electrically operated sun protection in all apartments
- Carefully selected, stylish and quality finishes both inside the apartments and in the common areas
- Optional control of the intelligent building technology conveniently via a tablet or smartphone
- Partly private apartment trips with the lift, a food lift and the installation of a jacuzzi on the 2nd floor are prepared
- In the larger units, chimney connections are provided for the subsequent installation of a (tiled) stove
- Generous storage spaces for each unit
- Further parking spaces in the underground car park of the neighboring property can be reached barrier-free via a separate private lift
- E-charging stations are already structurally prepared for each parking space for subsequent installation
- Planting concept in the general garden areas by an established Viennese garden planner

INFRASTRUCTURE

The excellent location in Döbling offers a first-class quality of life and numerous sports and leisure opportunities. The charming Sonnbergplatz and Obkirchergasse, which offer shopping for everyday needs, are in the immediate vicinity. Idyllic wine taverns, restaurants, school facilities and public transport (bus line 35A) are also nearby. The city center and the airport are easily accessible.

INFORMATION

Commission: 3% + 20% VAT

The purchase price for investors is EUR 8.690 million net (plus 20% VAT).

This purchase price includes a spacious garage in the house and four additional parking spaces in the neighboring house (unlimited right of use).

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

Please note that there is a close familial or economic relationship between the broker and the client.

The agent acts as a double broker.



Details

■ **Adress** AUT-1190 Wien

■ **Proximity** Türkenschanzpark

■ **Living space** approx. 710 sqm

■ **Patio area** approx. 116 sqm

■ **Balcony space** approx. 43 sqm

■ **Floors** 4

■ **Purchase price** € 9,445,000.00

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

■ **Obtainable from** sofort

■ **Year of construction** 2022

■ **Energy efficiency class** D

■ **Energy efficiency class** C

■ **Category** Haus

Your contact person



ALEXANDER HAMERSKY

Mobile [+436767007918](tel:+436767007918)

E-mail a.hamersky@marschall.at

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