



Designer Villa with Panoramic Views in a Prime Location

Property no. **2767**

LOCATION

This exceptional designer villa is situated in one of the most exclusive residential areas of Vienna's 19th district, nestled at the foot of the vineyards and offering breathtaking views over the city.

LAYOUT

This architecturally striking home, featuring an impressive internal staircase, extends across three floors and includes a fully developed basement level.

The garden level captivates with its expansive living and dining area featuring an open fireplace and direct access to the garden terrace, a luxurious kitchen, and a welcoming entrance hall with cloakroom and guest WC.

The upper floor comprises a master suite with bedroom, terrace, two walk-in closets, and bathroom, two children's bedrooms each with en-suite bathrooms, and an additional room currently used as an open-plan office.

The top floor is dedicated to wellness and includes a sauna, fitness area, shower/WC, and a relaxation room with terrace and stunning panoramic views.

A particular highlight is the wine cellar with a dedicated tasting room located in the basement — a true paradise for wine enthusiasts. This level also features a guest/staff apartment with bathroom/WC as well as utility, storage, and technical rooms.

The spacious garage accommodating at least two vehicles is directly connected to the house.

The beautifully landscaped, flat garden with sweeping city views includes a pool and a whirlpool.

FEATURES

Modern, highly appealing architecture and top-of-the-line finishes meet the highest standards:

- Alarm system
- Air-source heat pump with additional gas boiler
- Underfloor heating
- Air conditioning
- Controlled ventilation system
- Designer bathrooms
- Luxury kitchen
- Premium wood and stone flooring
- Several open fireplaces, etc.

INFRASTRUCTURE

This prestigious and peaceful location is second to none – the perfect combination of picturesque natural surroundings, exceptional quality of life, and luxury living!

Enjoy panoramic views over Vienna, nearby vineyards and the Vienna Woods, while benefiting from quick and easy access to the city center and the airport.

The nearby wine villages of Grinzing and Sievering offer excellent infrastructure. Around Sonnbergplatz, you'll find gourmet shops and exclusive boutiques. Grinzing invites you to stroll through romantic alleys and offers top-class restaurants as well as traditional wine taverns (Heurigen).

INFORMATION

Commission: 3% + 20% VAT.

The information provided above is based on details and documents supplied by the property owner and is subject to change without notice or liability.

The agent acts as a double broker.



Details

- **Adress** AUT-1190 Wien
 - **Proximity** Bellevue, Sieveringer Straße
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- **Living space** approx. 415 sqm
 - **Patio area** approx. 51 sqm
 - **Area** approx. 1150 sqm
 - **Usable area** approx. 528 sqm
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- **Room** 9
 - **Bathrooms** 5
 - **WC** 6
 - **Floors** 3
 - **Patio** 3
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- **Purchase price** € 7,900,000.00
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- **Obtainable from** nach Vereinbarung
- **Year of construction** 2016

Your contact person



PETER MARSCHALL

Phone +43 664 44 353 22

E-mail office@marschall.at

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