



Elegant Villa with Pool and Double Garage in a Prime Pötzleinsdorf Location with Stunning Views!

Property no. **2742**

LOCATION

This elegant architect-designed villa, built in 1988, is situated in a highly sought-after, elevated, and tranquil location in Pötzleinsdorf, offering breathtaking views.

LAYOUT

A charming front garden leads from the street to the prestigious entrance, which opens into a spacious foyer. This area includes a cloakroom, access to a guest WC, a fitness room with a sauna, a steam bath, a shower and direct access to the garden, as well as a utility/technical room and a garage with an adjoining wine cellar.

A grand staircase leads to the main living area, featuring a light-filled salon that seamlessly connects to the dining room, which boasts panoramic windows overlooking lush greenery. From here, there is direct access to the southwest-facing garden terrace with a pool. The bright hallway connects to the separate kitchen, which includes a delightful breakfast nook with bay windows offering a scenic view. Additionally, this level includes a guest WC and a storage room.

On the upper floor, the impressive master suite features two separable bedrooms, each with its own walk-in wardrobe and direct access to the spacious southwest-facing terrace, overlooking the private garden. The luxurious marble bathroom is centered around a large whirlpool tub and includes two separate vanities, a walk-in shower, and a discreetly placed WC, all designed to the highest standards. The stunning view and direct access to the covered northwest-facing balcony make this bathroom a true highlight.

The third bedroom, which also has access to the northwest-facing balcony, comes with its own en-suite shower room.

At the highest point of the villa is the exquisite tower room, offering breathtaking views over Vienna and the surrounding green hills. This unique space is equipped with a home cinema, a kitchenette, and a guest WC.

FEATURES

- High-quality marble floors
- Underfloor heating
- Electrically operated security shutters on the main living level
- High-security terrace doors with impact-resistant glass
- Alarm system with cameras, sensors, and motion detectors
- Air conditioning in the tower room
- Swimming pool
- Sauna and steam bath
- Automated garden irrigation system

INFRASTRUCTURE

Pötzleinsdorf is well connected via tram line 41 and bus 41A, allowing easy access to the city center in approximately 25 minutes.

Everyday amenities, including grocery stores, pharmacies, doctors, kindergartens, and schools (such as Rudolf Steiner School and AMADEUS International School), are located nearby, as is the picturesque Pötzleinsdorfer Schlosspark. The area also offers a variety of cafés, bakeries, restaurants, and the bustling Währinger Straße with its diverse shopping opportunities, making this location highly desirable.

INFORMATION

Commission: 3% of the purchase price + 20% VAT.

The information provided above is based on details and documents supplied by the seller and is subject to change 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-1180 Wien

■ **Proximity** Pötzleinsdorf

■ **Patio area** approx. 43 sqm

■ **Balcony space** approx. 3 sqm

■ **Area** approx. 899 sqm

■ **Usable area** approx. 402 sqm

■ **Room** 6

■ **Bathrooms** 2

■ **WC** 5

■ **Floors** 4

■ **Patio** 2

■ **Purchase price** € 3,485,000.00

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

■ **Obtainable from** nach Vereinbarung

- **Year of construction** 1988
 - **Energy efficiency class** E
 - **Energy efficiency class** D
 - **Category** Haus
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Your contact person



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