



Beautiful style garden apartment in a prime location in Döbling

Property no. **2554**

LOCATION

The beautiful cottage villa is being renovated with great attention to the historical substance and offers excellent privacy with only a few units. Built will be 2- to 7-room apartments with stylish furnishings and the highest technical standards.

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

ROOM LAYOUT & EQUIPMENT

The approx. 103 m² garden apartment has 3 bedrooms with access to the terraces/gardens, 2 bathrooms and a wonderful living/dining area with access to the approx. 183 m² garden.

The high-quality equipment includes:

- Contemporary heating and cooling, as well as central hot water preparation by means of air-heat pumps positioned in the technical room.
- Underfloor heating and ceiling cooling with individual room control, the installation of a further air conditioning system is already structurally prepared.
- New wooden box-type windows with external electrically operated sun protection in all apartments
- Carefully selected, stylish and high-quality surfaces both inside the apartments and in the public areas
- Optional control of smart home technology conveniently via a tablet or smartphone
- Fireplace connections are provided in the larger units for retrofitting a (tile) stove
- Generous storage rooms for each unit
- Additional car parking spaces in the underground garage of the neighboring property are accessible barrier-free via a separate private elevator

- E-charging stations are already structurally prepared at 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 facilities. In the immediate vicinity are the charming Sonnbergplatz and Obkirchgasse, which offer shopping opportunities for daily needs. Also close by are idyllic wine taverns, restaurants, school facilities and public transportation (bus line 35A). The city center and the airport are easily accessible.

INFORMATION

If interested, depending on availability, parking spaces in the underground garage are available for purchase for EUR 45,000 each (operating costs approx. EUR 100 per month).

The stated operating costs are a preliminary estimate!

Commission: 3 % + 20 % VAT

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** Wienerwald

■ **Living space** approx. 103 sqm

■ **Patio area** approx. 38 sqm

■ **Room** 4

■ **Bathrooms** 2

■ **WC** 2

■ **Floors** 4

■ **Patio** 2

■ **Purchase price** € 1,270,000.00

■ **Monthly costs** € 335.00

■ **Operation costs net** € 275.00

■ **Other costs net** € 60.00

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

■ **Obtainable from** sofort

■ **Year of construction** 2022

■ **Energy efficiency class** D

■ **Energy efficiency class** C

■ **Category** Wohnung

Your contact person



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