



COMMISSION-FREE! Spacious Apartment with Large Terrace and Beautiful Views

Property no. **2796**

At the foot of Wilhelminenberg, nestled within Vienna's historic villa district, an exclusive residential development is taking shape. With only four apartments—each occupying an entire floor—the project offers exceptional privacy and refined living. Generous layouts, light-filled interiors, and expansive terraces create a sense of luxurious comfort.

Natural materials, premium finishes, and sustainable energy concepts further ensure long-lasting value.

LAYOUT

From the entrance hall, you enter the spacious living and dining area with an open kitchen, as well as one of the three bedrooms. The living area opens onto a south-facing terrace and leads, via a separate hallway, to two additional bedrooms—one of which also offers terrace access—and a bathroom equipped with a bathtub, shower, toilet, and double washbasin. A second shower room with toilet is located near the entrance.

A private basement storage unit is included with the apartment.

FEATURES

- Photovoltaic system and geothermal energy for heating and cooling
- Intelligent home technology for energy-efficient living
- Natural materials and high-quality interior finishes
- Two parking spaces per unit available for purchase
- Completion scheduled for Q1 2028

LOCATION / INFRASTRUCTURE

The villa district on Wilhelminenberg is one of the most desirable residential areas of Vienna's 16th district—quiet, green, and exceptionally well connected. Walking trails, vineyards, and the Vienna Woods are right on the doorstep, while tram, bus, and S-Bahn lines provide quick access to the city center.

Public transport: Tram lines 2 and 10, bus lines 44B and 46B, S-Bahn station Hernals

Leisure & recreation: Vienna Woods, Steinbruchwiese, Jubiläumswarte, Kongresspark, Kongressbad, Schafbergbad

Infrastructure: Shops, cafés, traditional wine taverns (Heurige), as well as schools and kindergartens in the immediate vicinity

This location combines urban convenience with the tranquility of nature—an ideal setting for families, couples, and anyone who appreciates Viennese charm paired with contemporary living.

INFORMATION

Commission-free for the buyer!

Additional units are available for purchase within the building.

Two parking spaces per apartment may be purchased at €45,000 each.

The project is currently in pre-construction. Changes in floor areas, layout, and/or pricing may occur.

All information is based on documents provided by the client and 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-1160 Wien
 - **Proximity** Schloss Wilhelminenberg
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- **Living space** approx. 147 sqm
 - **Patio area** approx. 34 sqm
 - **Balcony space** approx. 15 sqm
 - **Usable area** approx. 147 sqm
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- **Room** 4
 - **Bathrooms** 2
 - **WC** 2
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- **Purchase price** € 1,848,000.00
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- **Energy efficiency class** B
- **Energy efficiency class** A+

Your contact person



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