



COMMISSION-FREE! Beautiful 3-Room Apartment with Huge Rooftop Terrace and Panoramic Views!

Property no. **2797**

At the foot of Wilhelminenberg, nestled in the historic Viennese villa district, an exclusive residential project is being developed with only four condominiums – each occupying a floor to itself. The architecture combines spacious floor plans, light-filled rooms, and expansive terraces, creating a luxurious living experience.

Natural materials, high-quality fittings, and sustainable energy concepts also create lasting values.

ROOM LAYOUT

From the entrance hall, you directly enter the generous living-dining area with an open kitchen (including access to a storage room) and exit to the very large, south-facing terrace. Through a corridor, you reach the two bedrooms as well as the bathroom with bathtub, shower, toilet, and double sink. A second toilet is located near the entrance. An internal staircase leads you up to the enormous rooftop terrace with beautiful views!

FEATURES

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

LOCATION / INFRASTRUCTURE

The villa district at Wilhelminenberg is one of the most sought-after locations in the 16th district – quiet, green, and yet excellently connected. Walking paths, vineyards, and the Vienna Woods are right at your doorstep, while tram, bus, and suburban train lead you to the city center in just a few minutes.

■ **Public transport:** Tram lines 2 and 10, bus lines 44B and 46B, suburban train station Hernals

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

■ **Infrastructure:** Shopping facilities, cafés, heurige (wine taverns), as well as schools and kindergartens in close proximity

This location combines urban quality of life with the tranquility of nature – an ideal place for families, couples, and anyone who wants to connect Viennese charm with modern living culture.

INFORMATION

Commission-free for the buyer!

Further residential units are available for purchase in the building.

For each apartment, two parking spaces can be purchased at a price of €45,000 each.

The project is in pre-construction - changes to the square meters, layout, and/or prices are reserved!

The above information is based on information and documents from the client and is provided by us 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

- **Address** AUT-1160 Wien
 - **Proximity** Schloss Wilhelminenberg
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- **Living space** approx. 131 sqm
 - **Patio area** approx. 99 sqm
 - **Usable area** approx. 131 sqm
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- **Room** 3
 - **Bathrooms** 1
 - **WC** 2
 - **Patio** 2
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- **Purchase price** € 1,802,000.00
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- **Energy efficiency class** B
 - **Energy efficiency class** A+
 - **Category** Wohnung
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Your contact person



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