



## COMMISSION-FREE! Dream Apartment with Large Private Garden

Property no. **2795**

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

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

### LAYOUT

From the entrance hall, you enter directly into the spacious living and dining area, which serves as the central hub of the apartment. From here, all other rooms are accessible: four bedrooms and two bathrooms (one with bathtub, shower, toilet, and double washbasin; the other with shower, toilet, and single washbasin). The living area opens onto a southeast-facing balcony, and a storage room is positioned conveniently next to the kitchen.

One of the bedrooms—equally suitable as a study—opens onto another terrace with views of the adjoining large private garden belonging exclusively to 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 available for purchase per unit
- Completion scheduled for Q1 2028

### LOCATION / INFRASTRUCTURE

The Wilhelminenberg villa district is among the most desirable residential areas in Vienna's 16th district—quiet, green, and yet exceptionally well connected. Walking paths, vineyards, and the Vienna Woods are right on the doorstep, while tram, bus, and S-Bahn services 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, and Schafbergbad

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

This location combines urban quality of life with the tranquility of nature—an ideal setting for families, couples, and anyone who values Viennese charm paired with modern living standards.

## 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 to floor areas, layout, and/or pricing remain subject to modification.

All details are based on information provided by the client and are 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

- **Address** AUT-1160 Wien
  - **Proximity** Schloss Wilhelminenberg
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- **Living space** approx. 173 sqm
  - **Patio area** approx. 14 sqm
  - **Balcony space** approx. 14 sqm
  - **Usable area** approx. 173 sqm
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- **Room** 5
  - **Bathrooms** 2
  - **WC** 2
  - **Patio** 1
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- **Purchase price** € 1,764,000.00
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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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