



COMMISSION-FREE! Spacious ground-floor apartment with large terrace

Property no. **2794**

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 a refined living experience. The architecture combines generous floor plans, light-filled interiors, and expansive terraces to create a sense of modern luxury.

Natural materials, high-quality finishes, and sustainable energy concepts ensure long-lasting value.

LAYOUT

From the entrance hall, you access a spacious living and dining area with an open kitchen to the left, as well as a bedroom with direct access to a small garden and an adjoining shower room. The living area opens onto a large terrace with a small garden, and a second hallway leads to two additional bedrooms—both with terrace access—and a shared bathroom featuring a bathtub, shower, and double washbasin.

A spacious storage/cellar room with parquet flooring completes the outstanding layout of this beautiful apartment.

FEATURES

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

LOCATION / INFRASTRUCTURE

The villa district on Wilhelminenberg is one of the most sought-after residential areas in Vienna's 16th district—quiet, green, and yet exceptionally well connected. Walking trails, 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 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 for €45,000 each.

The project is currently in pre-construction. Changes to square metres, 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

- **Adress** AUT-1160 Wien
- **Proximity** Schloss Wilhelminenberg

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- **Living space** approx. 177 sqm
 - **Patio area** approx. 51 sqm
 - **Usable area** approx. 177 sqm

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- **Room** 4
 - **Bathrooms** 2
 - **WC** 2
 - **Patio** 2

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- **Purchase price** € 1,784,000.00

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- **Energy efficiency class** B
 - **Energy efficiency class** A+

Your contact person



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