



Luxurious villa with panoramic views

Property no. **2591**

LOCATION

This beautiful property with panoramic views is located on an approx. 1.700 m² large, south-facing property in a wonderfully quiet residential area of Gießhübl.

On the ground floor, the glazed main entrance leads to an almost circular entrance. The path to the staircase leads through a hall from which all other rooms located on this level can be reached, such as fitness room with shower room, staff room with shower room and toilet, separate toilet, wellness room for sauna, as well as housekeeping and technical rooms and a shelter room (ideally suited as a wine cellar).

The 1st floor impresses with its spaciousness and elegance! There are two elegant, large living rooms, one with an open fireplace, and several exits to the south terrace, which guarantees absolute privacy due to the appealing architecture of the house. The high-quality kitchen with Miele appliances and granite stone worktop offers plenty of space for preparing multi-course menus. A stylish guest toilet and a storage room can also be found on this level.

The private area of the bedrooms is pleasantly located on the next floor. The 2nd floor consists half of the master bedroom with round lounge area and exit to a beautiful south-facing terrace with panoramic views, a luxurious bathroom with freestanding bathtub, double vanity, WC and a spacious walk-in shower with an impressive blue marble wall. A separate room for your wardrobe completes the sophisticated offer. Two further bedrooms, one with exit to the terrace, and another stylish bathroom occupy the space of the other half of this floor.

Young people or guests will like to retire to the attic, which with 2 bedrooms (or a home office), two chic, fully equipped bathrooms and another separate toilet, as well as the terrace with great distant views satisfies all needs.

The technical equipment of this unique villa leaves nothing to be desired: the Smart Home

technology controls heating, air conditioning, alarm system with video surveillance, shading, lighting, curtains, etc.

CAT 7 computer cable system & WLAN and SAT-TV for ASTRA & HOTBIRD guarantee fast internet and enjoyable media consumption. A video intercom is just as obvious as the automatic garden irrigation, the water softening system, the air heat pump for heating and cooling, the underfloor heating, or the radio-controlled garage door.

ROOM LAYOUT

GROUND FLOOR/BASEMENT approx. 245 m²

- Entree
- Hall, cloakroom, toilet
- Wellnessroom for sauna/steam bath
- Gym with shower room
- Staff room with en-suite shower room and toilet
- Utility room with connections for washer/dryermachines
- Ironing room
- 2 spacious storage rooms
- Heating/technology room
- Electrical engineering room
- Shelter (ideal as a wine cellar)
- Oval shaped staircase / staircase

1. UPPER FLOOR/GROUND FLOOR approx. 212 m²

- Further entrance from the garden into the fully furnished kitchen
- Elegant living room with open fireplace and exit to a spacious terrace (approx. 54 m²), facing south
- Further living room with a lot of space for dining, bar and library
- Anteroom
- Guest toilet
- Storage room
- Staircase/staircase

2nd UPPER FLOOR approx. 159 m²

- Hall
- Anteroom, small storage room

- Hallway with exit to a terrace (approx. 50 m²)
- 2 rooms, one of them with exit to the south facing terrace
- Bathroom with bathtub, shower, double washbasin and toilet
- Master suite with bedroom and private living area and exit to the Terrace (approx. 48 m²), cloakroom, luxury bathroom (approx. 22 m²) with freestanding bathtub, shower with blue marble-wall, double washbasin and toilet
- Staircase/staircase

ATTIC with approx. 143 m²

- Hall
- Bathroom with bathtub, shower, double washbasin and toilet
- Hallway
- 2 rooms, one of them with exit to the terrace
- further bathroom with bathtub, shower, double washbasin
- separate toilet with washbasin
- 2 large storage rooms

The noble materials follow a harmonious colour concept and form a luxurious, impressive and cozy ambience throughout the spacious villa and meet the highest demands!

EQUIPMENT

- With the Smart Home system "KNX-EIB TECHNIK" heating, air conditioning, alarm system, shading, lighting, curtains etc. can be controlled
- Computer cable system - CAT 7 & WIFI network
- SAT-TV system for ASTRA & HOTBIRD
- Video intercom
- Alarm system via KNX SYSTEM, videosurveillance system with cameras
- Multimedia system prepared
- High-quality LED indirect illumination
- Windows & doors: 3 panes, wood/aluminium
- Roller shutters on all windows and patio doors - KNX control
- Open fireplace with marble sheathing
- Air conditioning
- Floors: polished limestone
- Solid wood parquet
- Glass ceramic tiles
- Techno tiles
- Fully furnished kitchen "NOLTE TORINO", worktop made of polished Granite, all equipment "MIELE"

- Sanitary equipment - " HANS GROHE"
- "V & B SQUARO EXCELLENE
- "VILLEROY & BOCH"
- "RUNNING" SHOWER toilets
- Washbasins in marble
- Master bath-shower panel made of marble
- Guest toilet - Wall with marble top/relief
- Double-winged glass door
- Water softening plant
- Fountain with irrigation technology for the garden.
- Radio-controlled garage door
- Heating & cooling - air heat pump "NOVELAN 40KW"
- Underfloor heating

INFRASTRUCTURE

Gießhübl is located about 20 km south of Vienna, on the edge of the nature reserve "Föhrenberge", a natural paradise with beautiful hiking trails and in the immediate vicinity you will find all the shops of daily necessities, doctors, schools, leisure facilities as well as restaurants and cafes.

INFORMATION

Garage for 2 cars (separate building).

If interested, the beautiful neighboring property (building plot) with approx. 2.411 m² can be purchased for € 1.560.000,-

Commission: 3% + 20 % VAT

The information given above is based on information and documents of the owner and is without guarantee on our part.

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-2372 Gießhübl

■ **Patio area** approx. 150 sqm

■ **Area** approx. 1707 sqm

■ **Usable area** approx. 760 sqm

■ **Room** 9

■ **Bathrooms** 6

■ **WC** 7

■ **Floors** 4

■ **Loggia** 3

■ **Purchase price** € 3,390,000.00

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

■ **Obtainable from** sofort

■ **Year of construction** 2020

■ **Energy efficiency class** B

■ Energy efficiency class B

■ Category Haus

Your contact person



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