



Elegant villa floor with terraces and garages with geothermal heating in a top location

Property no. **2662**

LOCATION

In this beautiful multi-family villa, in the best residential area of Vienna, 5 exclusive apartments have been created in the course of a general refurbishment. The entire building has been brought up to date and is also very energy-efficient thanks to the use of state-of-the-art technology with geothermal energy. The quiet green location in the middle of the residential district of Grinzing offers a very high quality of life and first-class infrastructure.

ROOM LAYOUT

This villa floor consists of the entire 2nd floor of the house. The elegant apartment opens from the entrance hall into a living/dining area with integrated kitchen and open fireplace with access to the south-facing, spacious terrace with a fantastic view. The master area leaves nothing to be desired and offers a large bedroom with adjoining bathroom and terrace. There are also two bedrooms, an entrance hall, a shower room/toilet and two utility rooms.

A spacious storage room is available in the basement.

EQUIPMENT

The generously proportioned apartment impresses with very exclusive furnishings with an open fireplace, high-quality architecture with a sunny terrace, impressive views and meets the highest standards:

- Underfloor heating/**geothermal heating**
- air conditioning
- state-of-the-art building services
- alarm system
- Wood and stone floor coverings
- Interior doors with flush frame and floor-to-ceiling design
- High-quality wood-aluminum windows with triple-pane insulating glazing

■ Shading elements

■ Terrace

INFRASTRUCTURE

Shopping facilities, schools, public transport, leisure facilities and idyllic wine taverns are all within walking distance. The city center and the airport are easily accessible.

INFORMATION

The monthly hot water and heating costs account currently amounts to € 434.84 net.

Garage parking spaces can be purchased in the building's own underground garage for € 65,000.00 each.

Commission: 3 % + 20 % VAT

The specified living area includes 50% of the terrace area.

The above details are based on information and documents provided by the owner and are subject to change without notice.

Photos: (c) Manfred Sodja

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-1190 Wien
 - **Proximity** Schreiberweg, Grinzing
-

- **Living space** approx. 188 sqm
 - **Patio area** approx. 52 sqm
 - **Usable area** approx. 235 sqm
-

- **Room** 4
 - **Bathrooms** 2
 - **WC** 2
 - **Floors** 5
 - **Loggia** 3
-

- **Purchase price** € 2,188,000.00
 - **Monthly costs** € 445.51
 - **Operation costs net** € 445.51
-

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

■ **Obtainable from** sofort

■ **Energy efficiency class** B

■ **Energy efficiency class** A

■ **Category** Wohnung

Your contact person



PETER MARSCHALL

Phone [+43 1 533 20 30](tel:+4315332030)

E-mail office@marschall.at

WITH THIS QR CODE YOU CAN ACCESS THIS WEBSITE DIRECTLY – FAST AND EASY



Using a QR code scanner app on your device, you can scan the image to the left and go straight to this site on our website.