

**A-****A+****MARSCHALL**  
R E A L E S T A T E

## **Majestic Villa with Indoor Pool and Elevator in a Prime Location**

Property no. **2720**

### **LOCATION**

This majestic and highly representative villa is located in a prestigious area within the noble Cottage Quarter of Döbling, on an avenue near the Türkenschanzpark.

### **LAYOUT**

The elegant living spaces span across four floors and are connected by an elevator.

The heart of the villa is the main living level, featuring an impressive living room with a bar and an adjoining garden terrace, a spacious dining room, a study, and an elegant entrance hall with a guest toilet.

On the upper floor, you will find the master suite with a bedroom and a south-facing terrace, en-suite bathroom and WC, a private living area with a library and terrace, a music room, and a fully-equipped kitchen.

The extended attic level comprises three bedrooms, a bathroom with toilet, a guest toilet, and a living area. This level also offers two south-facing balconies and a west-facing terrace.

The garden level, with direct access to the garden, impresses with a large indoor swimming pool with a whirlpool and sauna, shower/toilet, and preparations for a steam bath. Additionally, this floor houses a staff or guest room with bathroom/toilet, a service kitchen, storage and technical rooms, and access to the wine cellar and to a shelter.

The garage, which accommodates two vehicles, is directly accessible from the house and has a passage to the garden with multiple parking spaces.

The beautiful and nearly private garden is a green oasis in the city, perfect for relaxation or social gatherings.

### **FEATURES**

The exceptionally high-quality fittings, crafted from luxurious materials, make this villa a true masterpiece.

- Marble and parquet flooring
- Partially gold-plated Bisazza mosaics
- Numerous tiled stoves and open fireplaces
- Premium ironwork and woodwork
- Artistic glasswork
- Ornate stucco and wooden ceilings
- Alarm system with camera surveillance, etc.

The furnishings are not included in the purchase price but can be partially acquired upon request.

## **INFRASTRUCTURE**

The exceptional green and tranquil location in the sought-after villa district offers an excellent quality of life, superb recreational and sports facilities, and first-class infrastructure.

Shops, a variety of restaurants, schools, public transport, and extensive green spaces are all within close proximity.

The city center and the airport are easily accessible.

## **INFORMATION**

Commission: 3% of the purchase price + 20% VAT

The above information is based on details provided by the client and is subject to verification without liability on our part.

Note according to energy certificate draft law: An energy performance certificate has not yet been submitted by the seller or owner, after being informed of the obligation to provide one. Therefore, the energy performance of a building of similar construction type and age is considered. We assume no responsibility or liability for the actual energy efficiency of the property offered.

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** Türkenschanzpark
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- **Living space** approx. 511 sqm
  - **Patio area** approx. 45.9 sqm
  - **Balcony space** approx. 9.8 sqm
  - **Area** approx. 809 sqm
  - **Usable area** approx. 594 sqm
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- **Room** 11
  - **Bathrooms** 4
  - **WC** 7
  - **Floors** 4
  - **Patio** 4
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- **Purchase price** € 11,500,000.00
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■ **Commission** 3% des Kaufpreises zzgl. 20% USt.

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■ **Obtainable from** nach Vereinbarung

■ **Year of construction** 1890

■ **Category** Haus

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## Your contact person



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