

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

## **Historic Grand Villa - An Architectural Masterpiece in the Heart of the 19th District**

Property no. **2668**

### **GENERAL**

The architecture of this magnificent family villa, dating back to 1863, showcases masterful handling of the Gründerzeit style, with freely arranged building elements, intricate ornamental painting, and a laterally attached tower contributing to its aesthetic appeal. A distinctive feature of the villa is the differently colored facing bricks cleverly integrated on the exterior. This artistic use of materials not only lends the residence a unique aesthetic but also underscores attention to detail.

### **LAYOUT**

A spacious entrance hall welcomes visitors with elegance, imbuing the property with an unparalleled atmosphere. From here, the expansive living room seamlessly extends to a terrace overlooking the splendid garden. Adjacent, you'll find an appealing study or library and a generous dining room flanked by an equally spacious kitchen. A conservatory with a glass roof completes the ensemble directly adjacent to the entrance hall, providing another space for relaxation and socializing. An impressive staircase leads to the private quarters, where a spacious master suite awaits, featuring a bedroom, bathroom, and ample dressing room. To the west, this floor boasts a very large terrace. In total, the villa comprises 18 rooms, with an internal elevator providing access to all floors. The attic has been converted, offering numerous design possibilities, including a tower room with breathtaking views over the city. In the basement, an indoor pool with a wellness area awaits. The spacious interiors allow room for your personal ideas and preferences. This stately villa combines opulent design, generous spaces, and a wealth of design possibilities. It presents a unique opportunity for exclusive living and enables you to turn your living dream into reality.

### **INFRASTRUCTURE**

The excellent location offers a superior quality of life with sports and leisure facilities, restaurants, idyllic wine taverns, daily shopping options, educational facilities, and excellent public transportation connections. Tram line 37 takes you directly to the city center, and the airport is also easily accessible.

## **INFORMATION**

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

The above information is based on information and documents provided by the client and is provided by us without guarantee.

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** Japanischen Garten

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■ **Area** approx. 3253 sqm

■ **Usable area** approx. 1821 sqm

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■ **Room** 18

■ **Bathrooms** 4

■ **WC** 9

■ **Floors** 4

■ **Patio** 2

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■ **Purchase price** € 18,500,000.00

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

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■ **Year of construction** 1863

■ **Category** Haus

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## Your contact person



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