

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

## Exquisite Villa with Outdoor and Indoor Pool in a Dream Location

Property no. **2666**

### GENERAL

This magnificent villa, located in one of the most exclusive areas of the 19th district of Vienna, offers a unique living atmosphere on a plot of about 890 m<sup>2</sup>. A heated outdoor pool with a pool cover and a charming garden house, surrounded by old trees, give the property a special harmony. In addition, the villa is within walking distance of the American International School and the renowned heurigen (wine taverns) in Neustift am Walde. The adjacent Vienna Woods offer a variety of recreational and leisure activities.

### LAYOUT

The villa extends over four floors. The basement houses an indoor pool, a home cinema, and additional rooms for flexible use. On the garden level, an elegant living room, a spacious living-dining area with kitchen and adjoining conservatory, and an extensive terrace invite you to linger. The barrier-free double garage is also located on this level. The two upper floors comprise a total of 6 rooms and 3 bathrooms.

### EQUIPMENT

The villa is fully equipped and ready for immediate occupancy. Special features include:

- Indoor and outdoor pool
- Home cinema
- Sauna
- Fully equipped kitchen
- Conservatory
- Elegant materials
- Pergola
- Spacious garage
- Air conditioning

- Alarm system with camera surveillance
- BUS system, etc.

## **LOCATION AND INFRASTRUCTURE**

Located in one of Vienna's most sought-after locations, this property not only offers peace and privacy but also excellent infrastructure. Nearby are schools (including the well-known American International School), local heurigen and restaurants, shopping facilities, public transport, and the Vienna Woods, making the villa ideal for families and nature lovers.

## **INFORMATION**

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

The above information is based on data and documents provided by the client 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-1190 Wien
  - **Proximity** AIS, Wiener Wald
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- **Living space** approx. 399 sqm
  - **Patio area** approx. 28 sqm
  - **Balcony space** approx. 19 sqm
  - **Area** approx. 891 sqm
  - **Usable area** approx. 479 sqm
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- **Room** 12
  - **Bathrooms** 4
  - **WC** 5
  - **Floors** 4
  - **Patio** 1
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- **Purchase price** € 3,499,000.00
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■ **Commission** 3% des Kaufpreises zzgl. 20% USt.

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■ **Obtainable from** sofort

■ **Year of construction** 2009

■ **Energy efficiency class** C

■ **Energy efficiency class** B

■ **Category** Haus

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## Your contact person



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