



Fantastic villa plot with approved planning

Property no. **1660**

LOCATION

This dreamlike plot is level, has a size of 1050 m² and is situated in a beautiful, sunny green area.

DESCRIPTION

The property is set back from the street in an elevated position and is ideal for building.

A building permit for an extravagant single- or multi-family villa with an attainable net floor space of about 787 m² with about 238 m² terraces with pool and garage is already available.

The living space with approx. 452 m² extends over three levels with elevator and large outdoor areas in each case. The roof terrace with over 81 m² offers a fantastic distant view. The huge basement with approx. 355 m² has plenty of space for several vehicles, fitness and wellness areas as well as technical and storage rooms.

INFRASTRUCTURE

The first-class location offers a high quality of life as well as an optimal infrastructure with good traffic connections, school facilities (AIS) and shopping possibilities. The popular wine taverns of Sievering and Neustift are within walking distance. The bus stop of line 39A is about 130 m away.

The Vienna Woods and the vineyards with wonderful sports and recreational opportunities are on the doorstep. The center of Vienna and the airport are very easy to reach.

INFORMATION

Commission: 3 % + 20 % VAT

The above information 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-1190 Wien

■ **Proximity** Salmansdorfer Höhe

■ **Area** approx. 1050 sqm

■ **Purchase price** € 3,500,000.00

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

■ **Category** Grundstück

Your contact person



ALEXANDER HAMERSKY

Phone [+43 676 700 79 18](tel:+436767007918)

E-mail a.hamersky@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.