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

## Exclusive apartment with terraces in top location Döbling

Property no. **2614**

### LOCATION

The beautiful cottage villa is being renovated with great attention to the historical substance and offers excellent privacy with only a few units. Built will be 2- to 7-room apartments with stylish furnishings and the highest technical standards.

The property is located in the immediate vicinity of the Döblinger Cottage, one of the most charming residential areas in Vienna.

### ROOM LAYOUT & EQUIPMENT

The approx. 175 m<sup>2</sup> period apartment extends over the entire 2nd floor with two entrances, has a beautiful living/dining area with balcony access, 1 master bedroom with bathroom en suite and private terrace, 3 additional bedrooms (one of them also with access to a private terrace) and 2 additional bathrooms.

The high-quality equipment includes:

- Contemporary heating and cooling, as well as central hot water preparation by means of air-heat pumps positioned in the technical room.
- Underfloor heating and ceiling cooling with individual room control, the installation of a further air conditioning system is already structurally prepared.
- New wooden box-type windows with external electrically operated sun protection in all apartments
- Carefully selected, stylish and high-quality surfaces both inside the apartments and in the public areas
- Optional control of smart home technology conveniently via a tablet or smartphone
- Fireplace connections are provided in the larger units for retrofitting a (tile) stove
- Generous storage rooms for each unit
- Additional car parking spaces in the underground garage of the neighboring property are accessible barrier-free via a separate private elevator

- E-charging stations are already structurally prepared at each parking space for subsequent installation
- Planting concept in the general garden areas by an established Viennese garden planner

## **INFRASTRUCTURE**

The excellent location in Döbling offers a first-class quality of life and numerous sports and leisure facilities. In the immediate vicinity are the charming Sonnbergplatz and Obkirchergasse, which offer shopping opportunities for daily needs. Also close by are idyllic wine taverns, restaurants, school facilities and public transportation (bus line 35A). The city center and the airport are easily accessible.

## **INFORMATION**

If less space is needed, there is the possibility of acquiring the larger apartment (top 5) of about 134 m<sup>2</sup> alone.

If interested, depending on availability, parking spaces in the underground garage are available for purchase for EUR 45,000 each (operating costs approx. EUR 100 per month).

The stated operating costs are a preliminary estimate!

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

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■ **Living space** approx. 175 sqm

■ **Patio area** approx. 18 sqm

■ **Balcony space** approx. 28 sqm

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■ **Room** 6

■ **Bathrooms** 3

■ **WC** 3

■ **Floors** 5

■ **Patio** 2

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■ **Purchase price** € 2,290,000.00

■ **Monthly costs** € 635.00

■ **Operation costs net** € 535.00

■ **Other costs net** € 100.00

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

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■ **Obtainable from** sofort

■ **Year of construction** 2022

■ **Energy efficiency class** D

■ **Energy efficiency class** C

■ **Category** Wohnung

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## Your contact person



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