



## **Dreamlike, Modern 5-Room Garden Apartment with Spa Area in Prime Alt-Hietzing Location**

Property no. **2546**

### **LOCATION**

Located in the prestigious Alt-Hietzing area, this exclusive residential project consists of only a few select units.

A historic villa is being revitalized to create classic period-style apartments, brought to new splendor, and complemented by a modern extension featuring contemporary apartments.

The architecture combines luxury, functionality, and residential comfort with state-of-the-art technology.

### **LAYOUT AND FEATURES**

This beautiful garden apartment, approximately 217 m<sup>2</sup> in size, is located in the modern extension of the residential complex and spans two levels.

It features a spacious living area with an adjoining terrace, a kitchen with dining area, two large bedrooms, each with an en suite bathroom, an additional room, and a guest WC.

Both bedrooms have their own charming atrium with a combined area of approximately 25 m<sup>2</sup>.

The apartment also includes multiple private gardens, totaling around 145 m<sup>2</sup>.

This modern apartment offers:

- High-quality parquet floors and fine stoneware
- Underfloor heating
- Air-to-water heat pump
- Sun protection with electric outdoor blinds

## ■Elegant bathroom fittings

Residents of this complex have access to an exclusive spa and fitness area located in the basement.

This includes a swimming pool, fitness room, bio sauna, hammam, and a massage room.

Also on this level are a stroller and bicycle storage room, technical rooms, and parking spaces with pre-installation for electric charging stations.

A dedicated concierge service, customized to the specific needs of the residents, completes the luxurious amenities of this project.

## **INFRASTRUCTURE**

Alt-Hietzing stands out for its prestigious and well-regarded location, offering an ideal combination of proximity to the city center and beautiful green spaces in the surrounding area.

Hietzing's main square, with numerous boutiques and shops for daily essentials, as well as doctors' offices and pharmacies, is within walking distance.

This area also boasts a wide selection of kindergartens and schools. Culinary options abound, offering both Austrian and international cuisine.

Public transportation options, including tram line 10 and bus line 54, are also nearby. The U4 subway station at Braunschweiggasse is approximately a 5-minute walk away, providing access to Vienna's city center in about 20 minutes.

## **INFORMATION**

Special requests and modifications within the residential units can be accommodated depending on the construction stage.

Completion is scheduled for Summer 2025.

Parking spaces are not included in the purchase price and can be purchased separately. The price for an underground parking space (stack parking) is €40,000, while an underground parking space with an electric charging station costs €45,000.

Additional apartments of various sizes are available within this property.

The information provided is based on details from the owner, and we do not assume any liability.

Commission: 3% + 20% VAT.

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-1130 Wien

■ **Proximity** Schönbrunn

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■ **Living space** approx. 217.29 sqm

■ **Patio area** approx. 36 sqm

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■ **Room** 5

■ **Bathrooms** 2

■ **WC** 3

■ **Floors** 5

■ **Patio** 5

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■ **Purchase price** € 3,042,060.00

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

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■ **Obtainable from** Sommer 2025

■ **Year of construction** 2022

■ **Energy efficiency class** C

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■ **Category** Wohnung

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## Your contact person



**ALEXANDER HAMERSKY**

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

**E-mail** [a.hamersky@marschall.at](mailto:a.hamersky@marschall.at)

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