



## Exquisite penthouse in cottage villa in Döbling

Property no. **2558**

### LOCATION

The beautiful cottage villa is being renovated with a lot of attention to the historical substance and offers excellent privacy with just a few units.

2 to 5-room apartments with stylish furnishings and the highest technical standards are being built.

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

### ROOM LAYOUT & EQUIPMENT

The exquisite 246 m<sup>2</sup> penthouse extends over two levels, which are connected with an internal elevator. The residential floor consists of a spacious living-dining area with an open kitchen and a terrace in front, 3 bedrooms with adjoining bathrooms, an additional guest toilet and a storage room and utility room.

On the second level there is a spacious lounge area with access to the approx. 39 m<sup>2</sup> terrace and another toilet.

The high-quality equipment includes:

- Contemporary heating and cooling, as well as central hot water preparation using air heat pumps positioned in the technical room
- Underfloor heating and ceiling cooling with individual room control, the installation of an additional air conditioning is already structurally prepared
- New wooden box windows with external electrically operated sun protection in all apartments
- Carefully selected, stylish and quality finishes both inside the apartments and in the common areas

- Optional control of the intelligent building technology conveniently via a tablet or smartphone
- In the larger units, chimney connections are provided for the subsequent installation of a (tiled) stove
- Generous storage spaces for each unit
- Further parking spaces in the underground car park of the neighboring property can be reached barrier-free via a separate private lift
- E-charging stations are already structurally prepared for 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 opportunities.

The charming Sonnbergplatz and Obkirchergasse, which offer shopping for everyday needs, are in the immediate vicinity. Idyllic wine taverns, restaurants, school facilities and public transport (bus line 35A) are also nearby.

The city center and the airport are easily accessible.

## **INFORMATION**

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

Additional units in different sizes are available in the project.

The statements mentioned above are based on information and documents provided by the owner. All information is supplied without guarantee.

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** Wienerwald

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■ **Living space** approx. 246 sqm

■ **Patio area** approx. 39 sqm

■ **Balcony space** approx. 10 sqm

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■ **Room** 5

■ **Bathrooms** 3

■ **WC** 4

■ **Floors** 4

■ **Patio** 1

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■ **Purchase price** € 4,190,000.00

■ **Monthly costs** € 930.00

■ **Operation costs net** € 790.00

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■ **Other costs net** € 140.00

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■ **Obtainable from** sofort

■ **Year of construction** 2022

■ **Energy efficiency class** B

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■ **Category** Wohnung

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## Your contact person



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