

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

## **Luxury apartment with terrace, private garden, wine cellar and garage in historic style villa**

Property no. **2641**

In the enchanting setting of Wattmangasse lies a place that gives the impression that time is holding its breath here. The imposing building in Wattmangasse was erected around the turn of the century and is characterized by a harmonious blend of Gothic and Classicist elements. The historic period building, whose facade shines in a radiant Schönbrunn yellow, presents itself as an impressive relic from Vienna's Wilhelminian period.

This luxurious, approx. 182 m<sup>2</sup> apartment is located on the mezzanine floor of a historic, revitalized city villa near Schönbrunn Palace and not only has an idyllic private garden, but the villa also offers its residents a beautiful, horticulturally designed park garden with pond.

### **LAYOUT AND EQUIPMENT**

Through the anteroom you enter the spacious living-dining area with open kitchen and exit to the terrace. Here it is possible to dine and receive guests in a representative and elegant way. To the right, you enter the more private area of the apartment, with two spacious bedrooms. The master bedroom area has its own dressing room and master bathroom, while the second bedroom has an en-suite bathroom.

Special highlights of this luxury property are the approx. 19 m<sup>2</sup> conservatory with views of the greenery and the private wine cellar with approx. 13 m<sup>2</sup>.

The impressive apartment is equipped with the highest quality materials and timelessly elegant design. Large glass fronts let in plenty of light and create a beautiful atmosphere.

### **INFRASTRUCTURE**

The apartment is located just a few minutes' walk from Schönbrunn Palace Park. The palace park offers an oasis of peace and is a perfect place to enjoy nature and relax. The proximity to the oldest zoo in the world, the Palm House and the Orangery offers a variety of recreational opportunities for young and old. For gourmets and connoisseurs, the surrounding area offers excellent local amenities. First-class restaurants are in the immediate vicinity.

The station Tiroler Gasse with the bus lines 56A, 56B, 58A as well as 58B is only a 3-minute walk away. The station Hietzing with the U4 and the streetcar lines 10, 52 and 80 are approx. 12 minutes away on foot.

## **INFORMATION**

A parking space in the garage can be purchased for 65.000,- Euro.

In the house still another basement apartment with approx. 37 m<sup>2</sup> is available as guest or personnel dwelling.

Commission: 3 % + 20 % VAT.

The above information is based on information and documents of the owner and is without guarantee on our part.

Photos: (c) JAMJAM

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** Schloss Schönbrunn
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- **Living space** approx. 181 sqm
  - **Patio area** approx. 10 sqm
  - **Balcony space** approx. 17 sqm
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- **Room** 3
  - **Bathrooms** 2
  - **WC** 3
  - **Floors** 5
  - **Patio** 1
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- **Purchase price** € 2,990,000.00
  - **Commission** 3% des Kaufpreises zzgl. 20% USt.
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- **Obtainable from** sofort
- **Year of construction** 1900

■ Energy efficiency class C

■ Category Wohnung

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## Your contact person



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