

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

## Stylish Single-Family Home with Panoramic Views in Döbling

Property no. **2691**

Nestled on the sunny southern slope of Hackenberg in the heart of Sievering, several unique villas with a pool, parking space, sauna, and breathtaking views are currently available for sale.

### LAYOUT

Ground Floor: Entrance hall, WC, living kitchen, 33.5 m<sup>2</sup> terrace

Basement: Bedroom, bathroom with shower, tub, and WC, sauna, relaxation area with shower, utility room, WC, access to the pool, and 192 m<sup>2</sup> garden

Upper Floor: 2 bedrooms, bathroom with double sink, shower, and WC, 7.5 m<sup>2</sup> balcony

### FEATURES

- High-quality oak floorboards
- Wood-aluminum windows with insulated glazing
- Underfloor heating
- Electric sun protection
- Air conditioning
- Preparation for outdoor kitchens
- Optional electric charging station
- Smart home control
- Sauna and outdoor pool
- Parking spaces in the complex - some with carports
- Storage box for garden tools

### LOCATION

The stunning location in the heart of Döbling not only ensures swift access to the city center but also offers a plethora of leisure activities amidst the surrounding nature and the opportunity to indulge in culinary delights at various renowned wine taverns.

Public transportation is conveniently accessible, with bus line 35A just a short stroll away.

## **INFORMATION**

Additional villas are currently available for purchase in the complex.

Commission: 3% + 20% VAT.

The provided information is based on data and documents provided by the owner and is subject to change 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** Hackenberg, Sievering

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- **Living space** approx. 130 sqm
  - **Patio area** approx. 33 sqm
  - **Balcony space** approx. 7 sqm
  - **Area** approx. 275 sqm

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- **Room** 4
  - **Bathrooms** 3
  - **WC** 4

■ Floors 3

■ Patio 1

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■ Purchase price € 1,620,000.00

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

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■ Obtainable from Sommer 2024

■ Year of construction 2024

■ Energy efficiency class C

■ Energy efficiency class A+

■ Category Haus

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## Your contact person



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