

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

Majestic Villa with Indoor Pool and Elevator in a Prime Location

Property no. **2720**

LOCATION

This majestic and highly representative villa is located in a prestigious area within the noble Cottage Quarter of Döbling, on an avenue near the Türkenschanzpark.

LAYOUT

The elegant living spaces span across four floors and are connected by an elevator.

The heart of the villa is the main living level, featuring an impressive living room with a bar and an adjoining garden terrace, a spacious dining room, a study, and an elegant entrance hall with a guest toilet.

On the upper floor, you will find the master suite with a bedroom and a south-facing terrace, en-suite bathroom and WC, a private living area with a library and terrace, a music room, and a fully-equipped kitchen.

The extended attic level comprises three bedrooms, a bathroom with toilet, a guest toilet, and a living area. This level also offers two south-facing balconies and a west-facing terrace.

The garden level, with direct access to the garden, impresses with a large indoor swimming pool with a whirlpool and sauna, shower/toilet, and preparations for a steam bath. Additionally, this floor houses a staff or guest room with bathroom/toilet, a service kitchen, storage and technical rooms, and access to the wine cellar and to a shelter.

The garage, which accommodates two vehicles, is directly accessible from the house and has a passage to the garden with multiple parking spaces.

The beautiful and nearly private garden is a green oasis in the city, perfect for relaxation or social gatherings.

FEATURES

The exceptionally high-quality fittings, crafted from luxurious materials, make this villa a true masterpiece.

- Marble and parquet flooring
- Partially gold-plated Bisazza mosaics
- Numerous tiled stoves and open fireplaces
- Premium ironwork and woodwork
- Artistic glasswork
- Ornate stucco and wooden ceilings
- Alarm system with camera surveillance, etc.

The furnishings are not included in the purchase price but can be partially acquired upon request.

INFRASTRUCTURE

The exceptional green and tranquil location in the sought-after villa district offers an excellent quality of life, superb recreational and sports facilities, and first-class infrastructure.

Shops, a variety of restaurants, schools, public transport, and extensive green spaces are all within close proximity.

The city center and the airport are easily accessible.

INFORMATION

Commission: 3% of the purchase price + 20% VAT

The above information is based on details provided by the client and is subject to verification without liability 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
 - **Proximity** Türkenschanzpark
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- **Living space** approx. 511 sqm
 - **Patio area** approx. 45.9 sqm
 - **Balcony space** approx. 9.8 sqm
 - **Area** approx. 809 sqm
 - **Usable area** approx. 594 sqm
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- **Room** 11
 - **Bathrooms** 4
 - **WC** 7
 - **Floors** 4
 - **Patio** 4
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- **Purchase price** € 9,900,000.00
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■ **Commission** 3% des Kaufpreises zzgl. 20% USt.

■ **Obtainable from** nach Vereinbarung

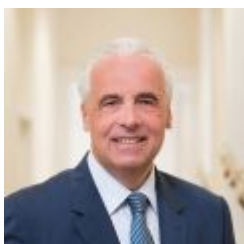
■ **Year of construction** 1890

■ **Energy efficiency class** E

■ **Energy efficiency class** E

■ **Category** Haus

Your contact person



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