

# EXPOSÉ

## Exclusive villa with pool in prime location



**1190 Wien, Österreich**

**Located near:** Grinzing/Hohe Warte

**Living Space:** approx. 720 sqm

**Three/four car garage:** 102 sqm

**Wine cellar:** 125 sqm

**Lot Size:** approx. 1,573 sqm

**Furnishing:** kitchen, bath, wardrobes

**Obtainable:** as of now

**Heating:** floor heating, chimney

**Elevator:** passenger elevator

**Condition:** first time use

**Rooms:** 13

**Wellness:** with sauna and steam bath

**Terrace:** 5 (approx. 250 sqm)

**Bathrooms:** 6

**Toilet:** 6

**Purchase Price:** € 11,300,000.00  
Asset or Share Deal possible

**Thermal heat energy required:** 83 kWh/m<sup>2</sup>a

## **Description**

This exclusively revitalized historical villa combined with superior architecture is situated in a prime location of Döbling. This extraordinary property offers an layout with generous space and a perfection of furnishings.

This luxurios mansion on four floors as well as the wine cellar and the garage are connected with the elevator.

### **Layout:**

The property offers a spacious living room with an open fireplace and an amazing view of the pool and the garden. Furthermore there is a kitchen with dining area, a dining room, a library, 6-7 bedrooms and 6 bathrooms. The wellness area with sauna and steam bath and the fitness area completing the offer.

### **Features:**

A designer kitchen of the brand Steininger with all appliances and the dressing rooms were customized. The bathrooms are equipped with premium marble, Bisazza mosaic and the living space with solid wood flooring. Furthermore the villa offers air condition, floor heating system, alarm system, sun protection on the terrace, pool, sauna, wine cellar and a garage for 3-4 cars.

The garden landscape were designed by an architect.

### **Location:**

The location offers in close proximity various shopping possibilities and a good connection to the public transportations.

### **Location:**

Grinzing/Hohe Warte

### **Features:**

Flagging, parquet floor, Marble, gas floor heating, chimney, passenger elevator, bathtub, shower, cable/satellite tv, garage, wine cellar, sauna, pool, air-conditioned, Wellness area, alarm system

### **Attachment:**

Architect's plan and photographs