

***** SPACIOUS STATELY HOME WITH TWO VILLAS - WITH
ITS OWN PARK AND VIEW OVER THE VIENNA WOODS *****



Objektnummer: 352

Eine Immobilie von AES Consulting GmbH

Zahlen, Daten, Fakten

Art:	Haus - Villa
Land:	Österreich
PLZ/Ort:	1130 Wien, Hietzing
Zustand:	Neuwertig
Möbliert:	Voll
Alter:	Neubau
Wohnfläche:	800,00 m²
Nutzfläche:	950,00 m²
Zimmer:	20
Bäder:	6
WC:	6
Terrassen:	5
Stellplätze:	7
Garten:	10.000,00 m²
Heizwärmebedarf:	C 73,00 kWh / m² * a
Gesamtenergieeffizienzfaktor:	C 1,12
Provisionsangabe:	

3% des Kaufpreises zzgl. 20% USt.

Ihr Ansprechpartner

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Gerne stehe ich Ihnen für weitere Informationen oder einen Besichtigungstermin zur Verfügung.













Objektbeschreibung

Unique offer - a **large stately home** in the Biosphere Park of Vienna Woods in (((14th district))) of Vienna with a **spacious, well-tended park**, surrounded by beautiful landscapes and **views of green hills and boundless skies**.

It is located within the city borders, so the property has a **Viennese address**, , access is via the picturesque village of Steinbach. There is **excellent infrastructure** in the immediate neighborhood – just 10 minutes. / 6 km to the largest shopping center in western Vienna - **Auhofcenter** with a comprehensive range of services. The **Vienna Opera** is 18 km / 35 min away.

Purchase price

1) for the main part (11,070 m² + two villas) ... € 5.9 million

!!! Only the main part 1. (separately from 2.,3. and 4.) can be purchased. !!!

RENTAL PURCHASE or PART PAYMENT possible - for example 50% deposit, remaining purchase price spread over 3 years.

2) for an undeveloped plot of land of 2,657 m² ... € 1.2 million

3) for an undeveloped plot of land of 679 m² ... € 0.4 million

The total purchase price ... € 7,5 million

1) The main part of the property with an area of **??11,070 m²** is located on the south-western slope of a hill with **two big villas**, which offer an **incredible view**. They are surrounded by a **picturesque park**, which a gardener maintains with love. There is also an **outdoor pool** and a **pond** with a **fountain**. In one of the villas on the entire floor, we find a **fitness area** with an indoor swimming pool.

The smaller of the two villas - with 400 m² floor space - was built in 2006 and is **very modern**; the other with 500 m² floor space has an **excellent floor plan** and is ready to be completely renovated according to customer requirements (renovation is estimated at approx. € 300-400,000 depending on the materials).

2) There is another **spacious property** with an area of **??2,657 m²**, which is directly adjacent

to the main part, with the possibility of building another house with an area of ??300-350 m².

3) Also in the immediate neighborhood, there is another **undeveloped property** with 679 m² with the possibility of building approx. 250 m² of floor space.

Only the main part 1. (separately from 2. and 3.) can be purchased.

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Infrastruktur / Entfernungen

Gesundheit

Arzt <2.000m
Apotheke <2.000m
Krankenhaus <7.500m
Klinik <9.000m

Kinder & Schulen

Schule <4.000m
Kindergarten <4.000m
Universität <5.000m
Höhere Schule <10.000m

Nahversorgung

Supermarkt <2.000m
Bäckerei <2.500m
Einkaufszentrum <5.000m

Sonstige

Geldautomat <2.500m
Bank <2.500m
Post <2.500m
Polizei <2.000m

Verkehr

Bus <500m

Straßenbahn <7.000m

U-Bahn <7.500m

Bahnhof <4.500m

Autobahnanschluss <5.500m

Angaben Entfernung Luftlinie / Quelle: OpenStreetMap