

## CONTACT



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## BASIC DATA

object number: **3056/1486**  
 object type: **Flat**  
 state: **Wien**  
 address: **1130 Wien**  
 price: **€ 1,599,000.-**  
 Living area: **147.30 m²**  
 room: **4**

## DESCRIPTION

### LUXURY APARTMENT WITH A 600 SQM GARDEN AND SWIMMING POND IN HIETZING

The exclusive property is located in the prestigious 13th district of Vienna, in the sought-after neighborhood of Hietzing. This quiet and green environment is known for its upscale residential quality, historical landmarks, and first-class quality of life. Infrastructure: Furtwänglerplatz park, a large playground, kindergarten, school, supermarket.

Hietzing offers a perfect blend of urban elegance and natural beauty.

#### Property Description:

This stunning furnished apartment spans a spacious 147.3 m² and features 4 rooms perfectly arranged to offer modern comfort and luxurious living.

#### General information::

- Living kitchen with approximately 60 m²
- 3 spacious bedrooms
- Bathroom with a walk-in shower tray and toilet
- Bathroom with shower and toilet
- Storage room

#### Other Information:

- Ceiling height of 2.7m
- High-quality marble kitchen with Miele appliances
- Flooring - parquet oak
- Large terrace with 35 m²
- Japanese Zen garden with 50 m²
- Private garden with an impressive 580 m², including a bio-swimming pond approx. 120m with natural water and a picturesque Japanese garden
- Underground parking with one assigned parking space and additionally two outdoor parking spaces in front of the house
- Separate cellar compartment of approx. 10 m²
- Elevator in the building
- Alarm system, outdoor area is video-monitored.

Furnishing: upon agreement, except for the kitchen and Team 7 built-in wardrobes.

#### Terms and conditions:

Purchase Price: 1,599,000 EUR  
 Commission: 3% of the purchase price + 20% VAT.

This unique property not only offers generous living space but also an exclusive combination of urban luxury and natural idyll. The high-quality materials, well-thought-out room layout, and impressive outdoor facilities make this apartment a perfect home for discerning buyers. Arrange a viewing appointment today and discover the potential of this extraordinary residence in Hietzing!!

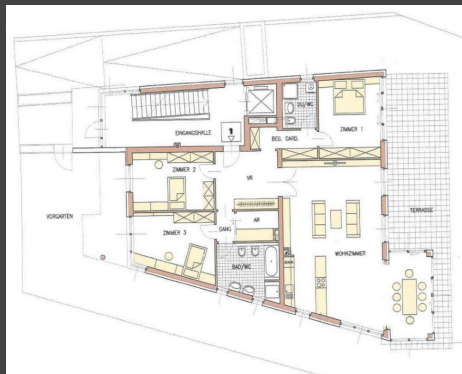
price:	€ 1,599,000.-
operating costs:	€ 604.-
Buyer's comm.:	3% plus 20% VAT

Living area:	147.30 m²
Garden area	580.00 m²
terrace area:	35 m²
Cellar area:	10 m²

move-in as of:	Nach Vereinbarung
room:	4
Bathroom:	2
toilet:	2
Cellar:	Yes
Elevator:	Yes
number of terraces:	1
furniture:	compl. furnished
heating:	gas heat by floor
year of construction:	2012
condition:	very good
floor:	Erdgeschoss
noise:	low – none noise
garage:	1
Energy index:	38.39 kWh/(m²a)
heating demand class:	B

**Garden:** Private; **Bedroom:** 3; **Location:** Outskirts, Green location, sunny location, quiet location; **Features:** rooms modifiable, intercom, New building; **Security:** alarm; **Public transport:** Tram, Bus





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Imprint

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