

Rudolf-Kassner-Gasse 16/A, 1190 Wien | Apartment | Property no.: 5520

# Luxury Apartment in Vienna-Döbling (19th District/Grinzing) | Guest apartment | Sun terrace | Heated community pool | Garden | Underground parking



Your contact person

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Luxury Apartment in Vienna-Döbling (19th District/Grinzing) |  
 Guest apartment | Sun terrace | Heated community pool |  
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## Description

### **Detached "house-like" luxury living**

### **--> Guest apartment | Sun terrace | Heated community pool | Garden | Underground parking**

Set in one of Vienna's most sought-after residential areas, surrounded by the green and elegant neighbourhood of **Döbling/Grinzing**, this exceptional property offers a rare combination: a **luxury apartment in a detached building**, delivering the feel and privacy of a single-family home within a parklike residential complex. You enjoy views of the Hungerberg and live in close proximity to Schreiberweg, Hohe Warte, the popular vineyards, and numerous parks.

The architecture is spacious, clean-lined and timeless — a generously designed **1970s bungalow concept** based on plans by renowned architect **Carl Appel**. While the exterior appearance is protected, the property itself was **fully revitalised in 2013 and 2020** and is presented in an outstanding, contemporary condition.

## KEY HIGHLIGHTS

- **Detached construction** with a true **single-family home character** within a **garden area**
- **Complete revitalisation in 2014 and 2020**
- **Low monthly costs** (€160 for heating, €50 for hot water) due to the **extensive thermal renovation**.
- **South-facing orientation** and **light-filled rooms**
- **3 spacious bedrooms on the upper floor**

- **3 bathrooms**
- **Separate guest apartment / ancillary unit in the lower level** – ideal for guests, au pair or home office
- **Sun terrace**
- **Community swimming pool within the residential complex**, operated via **heat pump** and **heated (weather-dependent) from early May through October**
- **Underground parking space** (SUV-suitable)

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## THE LIVING EXPERIENCE

### South-facing. Bright. Spacious. Elegant.

The **southern exposure** creates an exceptional sense of light and openness throughout the day. Generous **ceiling heights** (upper/main levels approx. **2.8 m**, lower level approx. **2.6 m**) underline the property's premium feel and spacious layout.

The expansive living area forms the heart of the home — featuring a **fireplace** as a refined focal point and offering a truly rare sense of scale and comfort.

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## RESIDENTIAL COMPLEX & SPECIAL EXTRA

A true lifestyle highlight — especially for families and those who appreciate quality living — is the **community swimming pool** located within the residential complex. The pool is operated using a **heat pump** and is **heated (weather-dependent) from early May to October**, offering extended swimming enjoyment throughout the warmer months.

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## HIGH-END FEATURES & FINISHES

### Architecture & Construction

- Reinforced concrete solid construction with full thermal insulation façade
- High-quality complete revitalisation (2019)

### Windows & Shading

- High-performance aluminium-plastic windows "**IQ7000 Plus**" (U-value **0.6**)
- **Raffstore blinds** with central **SMART HOME/BUS system control** as well as local switches
- Lift-and-slide terrace doors (aluminium-plastic), providing modern, generous outdoor access

## Security

- Wood-aluminium entrance door (WK3 security standard) with 4-point locking system
- **ABUS wireless alarm system**
- Video intercom system with two indoor stations (upper living area & lower level)

## Flooring & Materials

- Upper floor: **Iroko wide-plank “Landhausdiele”**, oiled, fully bonded
- Lower level: **Iroko engineered parquet**, elegant finish
- Bathrooms: premium **porcelain stoneware** (upper) and **black slate** (lower)

## Kitchen & Fireplace

- High-end fitted kitchen with island, high-gloss cabinetry and natural stone worktops
- Premium appliances by **Siemens & Bosch**
- Fireplace with custom-made Spartherm fire door and ash drawer

## TWO-LEVEL LIVING WITH PRIVATE GUEST APARTMENT

An outstanding benefit is the **separate guest apartment / ancillary unit on the lower level**, comprising a living/sleeping area, bathroom and WC. It includes additional features such as kitchen connections and intercom — ideal for guests, a home office or flexible living arrangements.

## TECHNOLOGY & COMFORT

- **Two-circuit heating system**, separated for upper and lower levels, controlled by outdoor temperature sensor
- Upper floor: **underfloor heating** with individual room control; towel radiator in the bathroom
- Lower level/staircase: low-temperature radiators; towel radiator in bathroom
- Climate control: split units in living room and two bedrooms (**LG DUO Split 3.5 + 2.5 kW**)
- Smart Home/BUS system for central and scenario-based lighting and shading control
- Multiple washer/dryer connections (upper bathroom, lower bathroom, technical room)
- Smoke detectors in all living and sleeping areas

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## SUN TERRACE & UNDERGROUND PARKING

The **sun terrace** is fitted with premium **Cerdomus "Dome White" tiles** and includes water and lighting connections as well as planters — a private retreat for relaxing and entertaining.

The property also includes an **underground parking space (No. 18)**, which can be purchased for €30.000,- with approx. **12.5 m<sup>2</sup>**, suitable for SUVs.

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## SUMMARY

A rare opportunity for buyers who value **privacy, premium quality** and **elegant living**: detached, house-like comfort, modern building technology, high-end materials — all in one of Vienna's most prestigious addresses.

**Grinzing. Döbling. Exclusivity.** A home that is more than just a place to live.

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## LOAN

A loan was taken out in 2020 to finance the renovation of the residential complex. It is currently being repaid with a monthly installment of **€753.59**. The **outstanding total balance of the loan attributable to this apartment is €104.738,73**. It is also possible to **settle the loan in full at any time by means of a lump-sum payment**.

Please note that there is a close familial or economic relationship between the broker and the client.

The agent acts as a double broker.

## Key data

|                 |                 |                                |  |
|-----------------|-----------------|--------------------------------|--|
| Usable area:    | approx. 224 sqm | Type of use:                   | Residential  |
| Terrace area:   | approx. 28 sqm  | For occupation:                | sofort   |
| Floor:          | Dachgeschoß     | Property type:                 | sole ownership   |
| Rooms:          | 5               | Location assessment:           | very good  |
| Bathrooms:      | 3               | Noise level:                   | absolutely quiet   |
| Restrooms:      | 3               | Construction year:             | 1974   |
| Storage rooms:  | 2               | Last complete                  | 2020   |
| Gardens:        | 1               | renovation:                    |  |
| Terraces:       | 1               | Energy Performance Certificate |  |
| Parking spaces: | 1               | Valid until:                   | 31.08.2028   |
|                 |                 | Annual thermal energy index:   | <span style="background-color: #008000; color: white; padding: 2px 5px;">B</span> 40 kWh/m <sup>2</sup> year |
|                 |                 | Energy efficiency rating:      | <span style="background-color: #008000; color: white; padding: 2px 5px;">C</span> 1.09                       |

## Amenities

Parking space type: basement garage

## Price information

|                                     |               |                           |                                   |
|-------------------------------------|---------------|---------------------------|-----------------------------------|
| Purchase Price:                     | €1,190,000.00 | Land registration fee:    | 1.1 %                             |
| Purchase price per m <sup>2</sup> : | €5,312.50     | Real estate transfer tax: | 3.5 %                             |
| Operating costs:                    | €449.27       | Commission:               | 3% of purchase price plus 20% VAT |
| Maintenance funds:                  | €100.31       |                           |                                   |
| VAT:                                | €44.93        |                           |                                   |
| Total monthly costs:                | €594.51       |                           |                                   |

## More photos



Wohnzimmer Sofabereich



Wohnzimmer und Essbereich mit Kamin



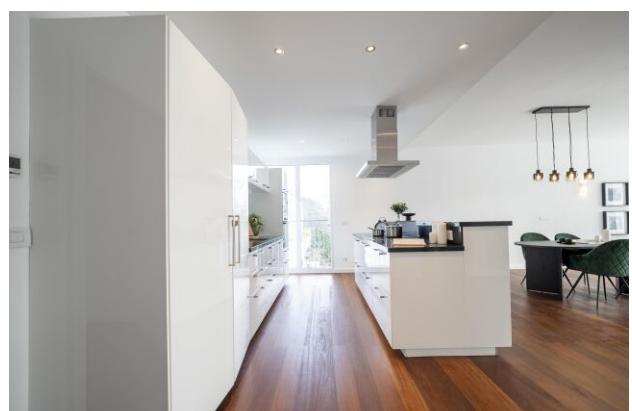
Wohnzimmer Blick Richtung Süden mit Terrasse



Wohnzimmer mit Arbeitsbereich



Küche mit Insel und Essbereich



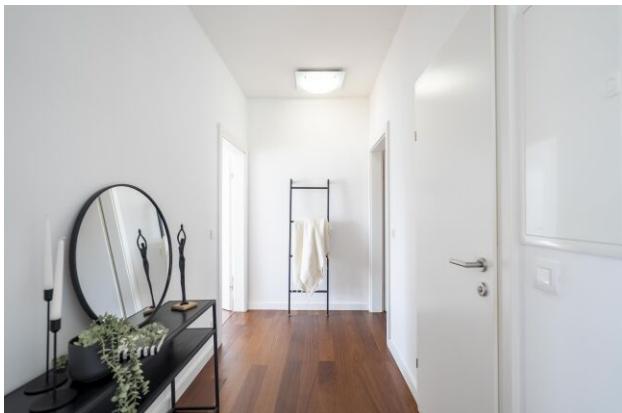
Kücheninsel



Terrasse mit Fernblick Richtung Süden



Terrasse/Loggia



Vorraum OG



Masterbedroom mit Zugang zur Terrasse



Masterbedroom



Masterbedroom 2



Master Badezimmer mit Badewanne



Master Badezimmer mit Dusche



Kinderzimmer 1



Kinderzimmer 2



Kinderzimmer 2 Bett



Bad OG mit Dusche



Bad OG mit WC



Stiege OG



Stiege/Eingangsbereich EG



Stiege KG mit Stauraum für Wein



Einliegerwohnung im Souterrain



Schlafbereich Souterrain



Küche Souterrain



Bad Souterrain mit Dusche und Waschmaschinenanschluss



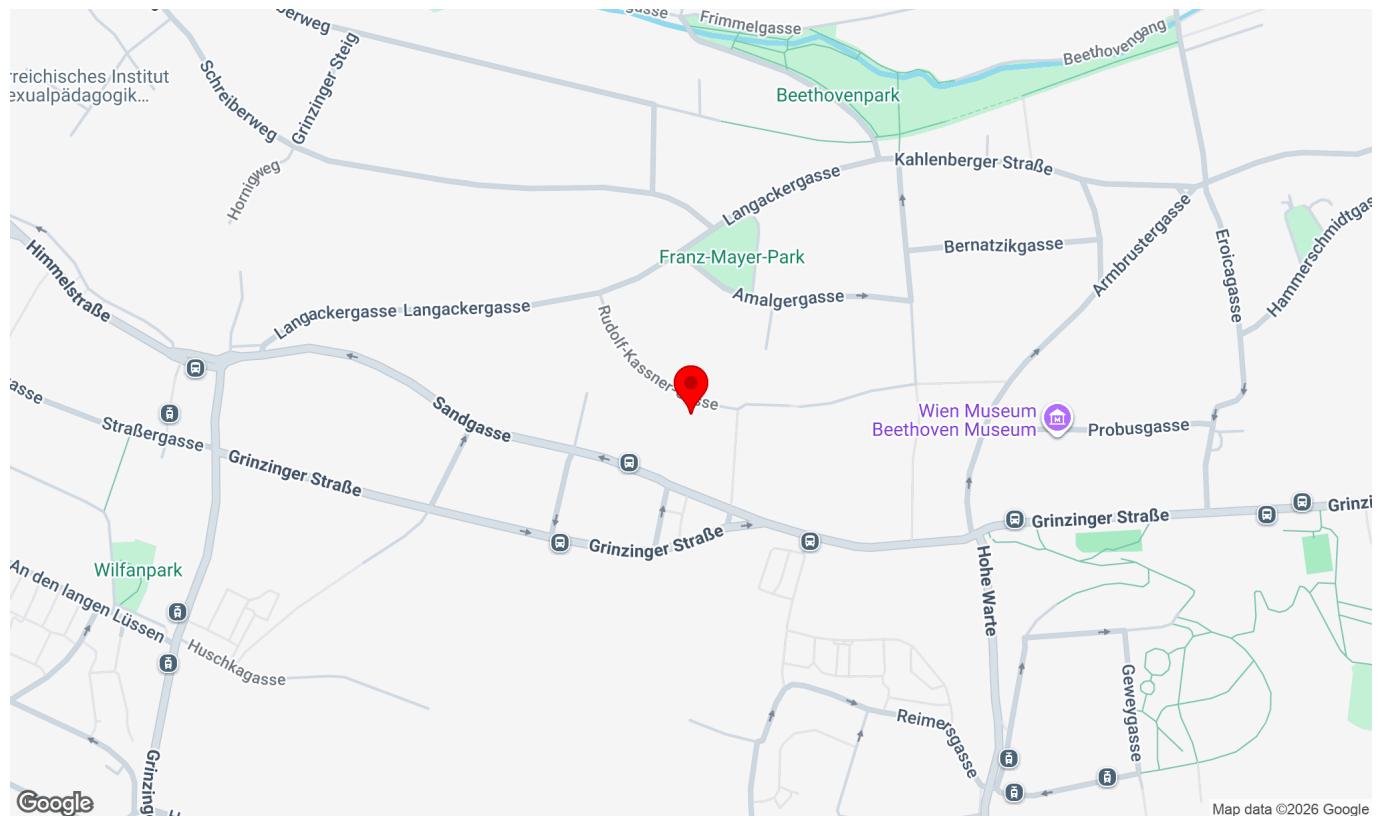
Lagerraum/Technikraum



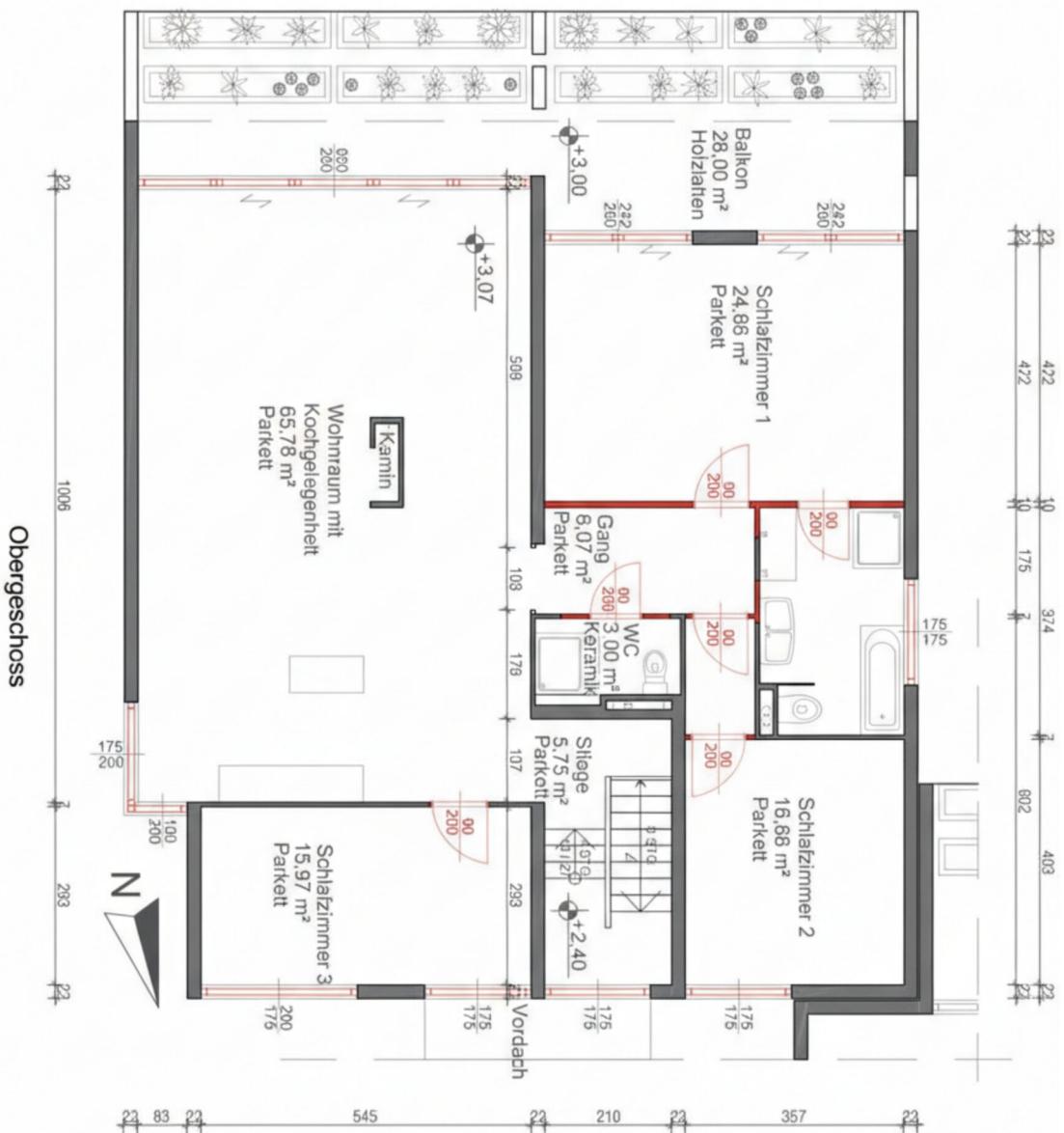
Pool (mit Wärmepumpe beheizt)

## Location

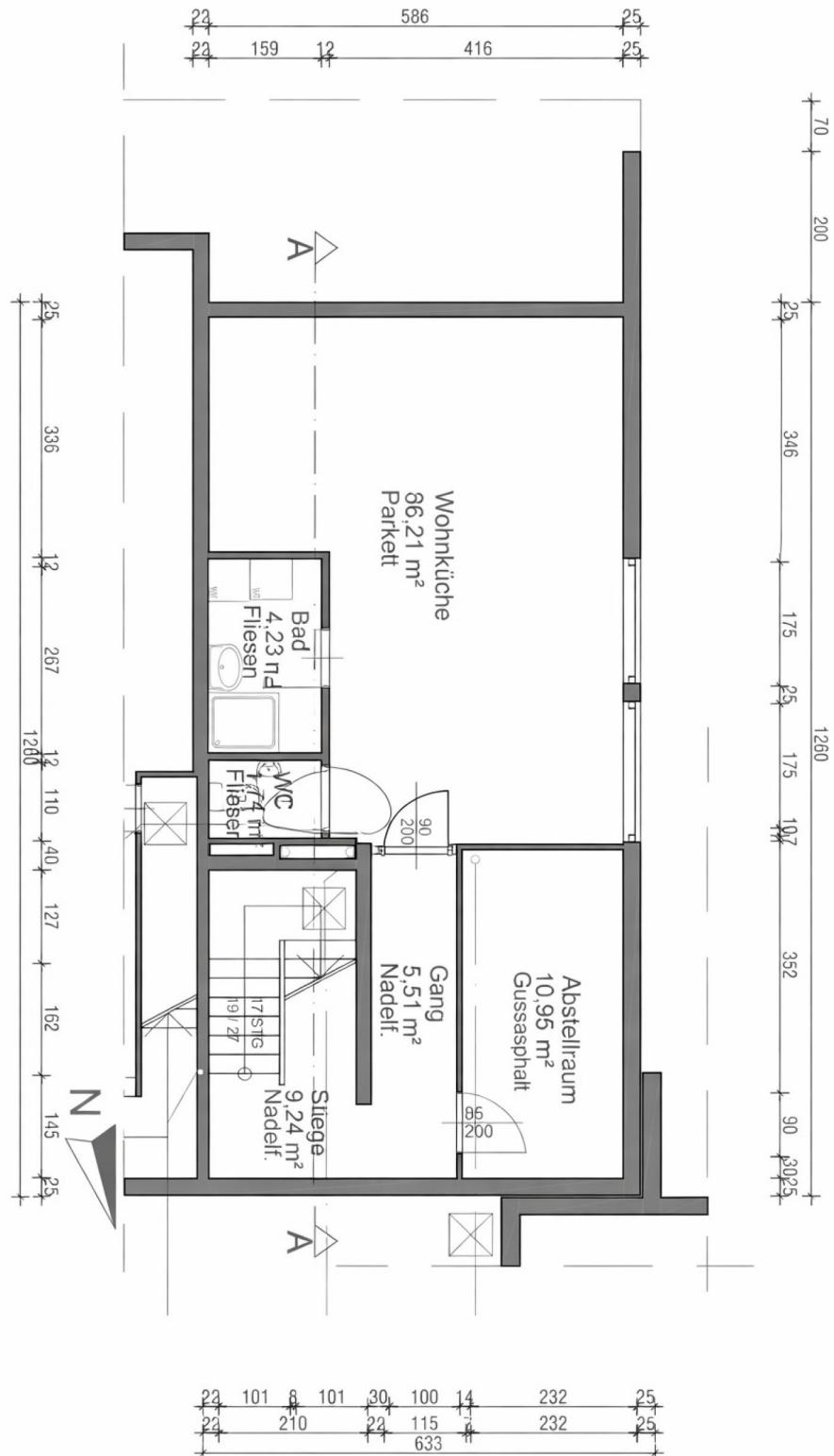
Rudolf-Kassner-Gasse 16/A, 1190 Wien



## Plan OG



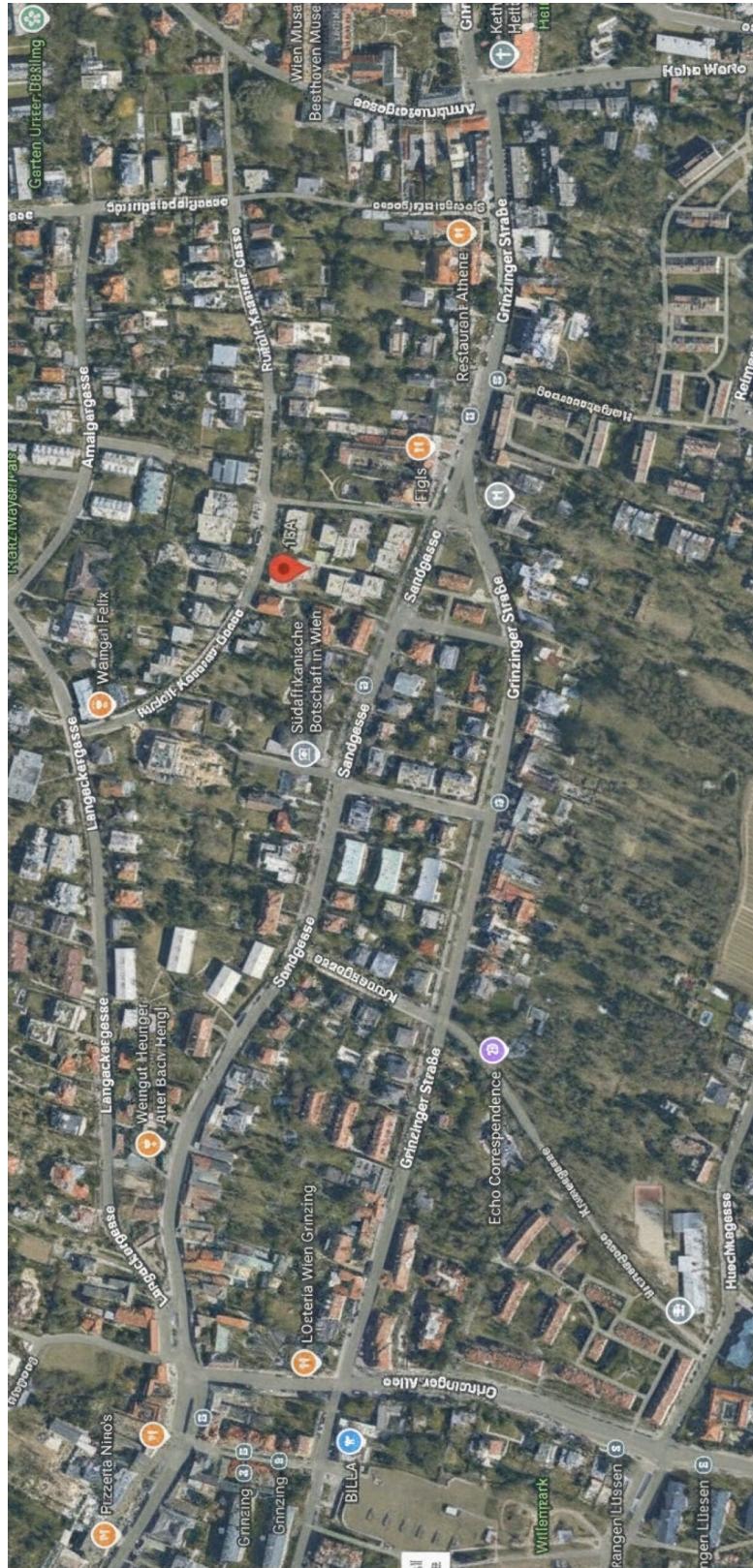
## Plan Souterrain



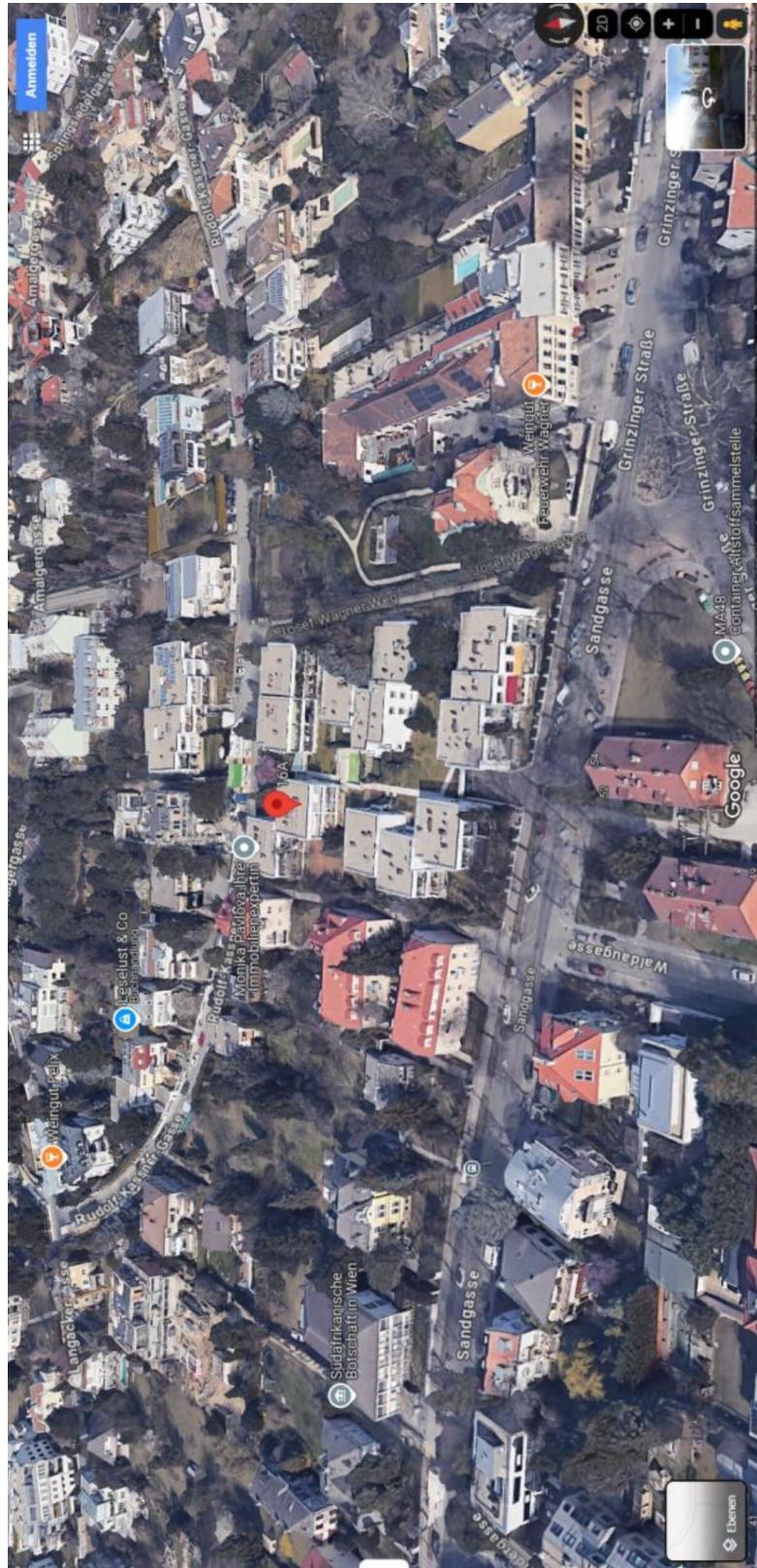
## Flächenaufstellung

| Raum                         | Wohnfläche    | Verkehrsfläche | Balkon       | Wohnkeller   | Garage       | Geschoss | Summe         |
|------------------------------|---------------|----------------|--------------|--------------|--------------|----------|---------------|
| Wohnraum mit Kochgelegenheit | 65,78         |                |              |              |              | OG       | 65,78         |
| Schlafzimmer 1               | 24,86         |                |              |              |              | OG       | 24,86         |
| Bad                          | 8,79          |                |              |              |              | OG       | 8,79          |
| Gang                         | 6,07          |                |              |              |              | OG       | 6,07          |
| Schlafzimmer 2               | 16,68         |                |              |              |              | OG       | 16,68         |
| WC + Bad                     | 3,00          |                |              |              |              | OG       | 3,00          |
| Schlafzimmer 3               | 15,97         |                |              |              |              | OG       | 15,97         |
| Balkon                       |               |                |              | 28,00        |              | OG       | 28,00         |
| Stiege                       |               | 5,75           |              |              |              | OG       | 5,75          |
| Stiege                       |               | 9,24           |              |              |              | EG       | 9,24          |
| Stiege                       |               | 9,24           |              |              |              | UG       | 9,24          |
| Gang                         |               | 5,51           |              |              |              | UG       | 5,51          |
| Abstellraum                  |               | 10,95          |              |              |              | UG       | 10,95         |
| Hobbykeller                  |               |                |              | 36,21        |              | UG       | 36,21         |
| Bad                          |               |                |              | 4,23         |              | UG       | 4,23          |
| WC + Bad                     |               |                |              | 1,74         |              | UG       | 1,74          |
| Stellplatz Nr. 18            |               |                |              |              | 12,50        | UG       | 12,50         |
| <b>Gesamt</b>                | <b>141,15</b> | <b>40,69</b>   | <b>28,00</b> | <b>42,18</b> | <b>12,50</b> |          | <b>264,52</b> |

# Plan



## Plan





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