

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

Mag. Stefan Mladek

004369916440000

stefan.mladek@kaltenegger-real.at

www.kaltenegger-real.at

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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)

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.

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.

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

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 m²**, suitable for SUVs.

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.

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
		Property type:	sole ownership
Floor:	Dachgeschoß		
Rooms:	5	Location assessment:	very good
Bathrooms:	3	Noise level:	absolutely quiet
Restrooms:	3	Construction year:	1974
Storage rooms:	2	Last complete renovation:	2020
Gardens:	1		
Terraces:	1		
Parking spaces:	1		
Energy Performance Certificate			
		Valid until:	31.08.2028
		Annual thermal energy index:	B 40 kWh/m²year
		Energy efficiency rating:	C 1.09

Amenities

Parking space type: basement garage

Price information

Purchase Price:	€1,190,000.00	Land registration fee:	1.1 %
Purchase price per m²:	€5,312.50	Real estate transfer tax:	3.5 %
		Commission:	3% of purchase price plus 20% VAT
Operating costs:	€449.27		
Maintenance funds:	€100.31		
VAT:	€44.93		
Total monthly costs:	€594.51		

More photos



Wohnzimmer Sofabereich



Wohnzimmer und Essbereich mit Kamin



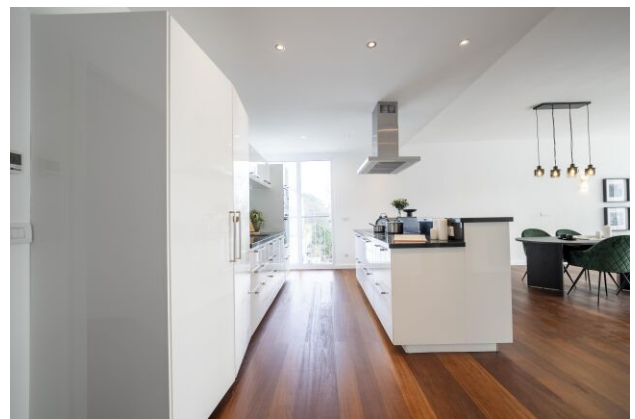
Wohnzimmer Blick Richtung Süden mit Terrasse



Wohnzimmer mit Arbeitsbereich



Küche mit Insel und Essbereich



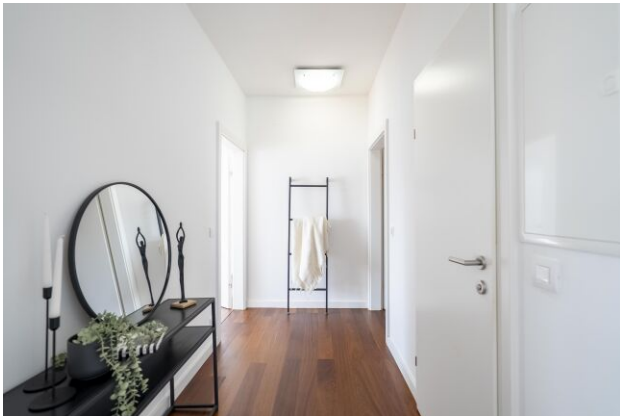
Kücheninsel



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



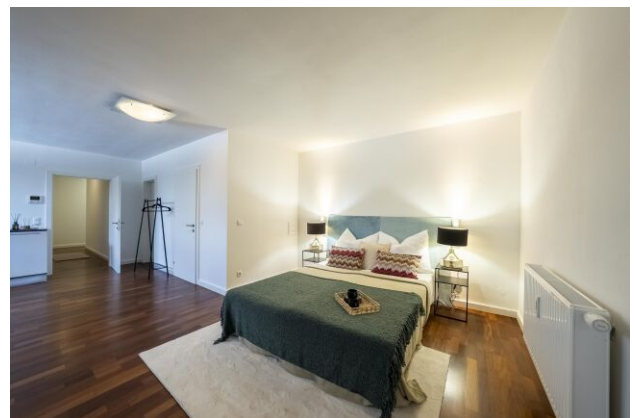
Stiege/Eingangsbereich EG



Stiege KG mit Stauraum für Wein



Einliegerwohnung im Souterrain



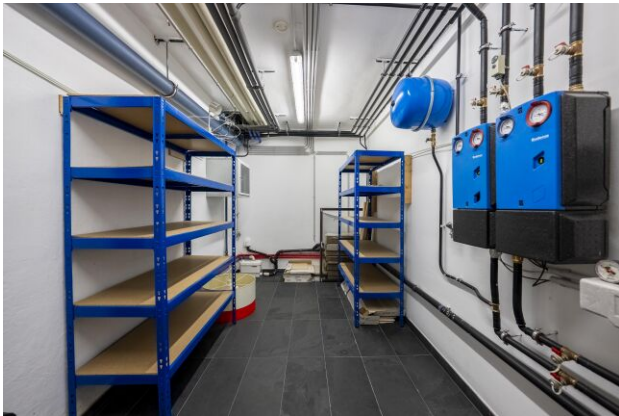
Schlafbereich Souterrain



Küche Souterrain



Bad Souterrain mit Dusche und
Waschmaschinenanschluss



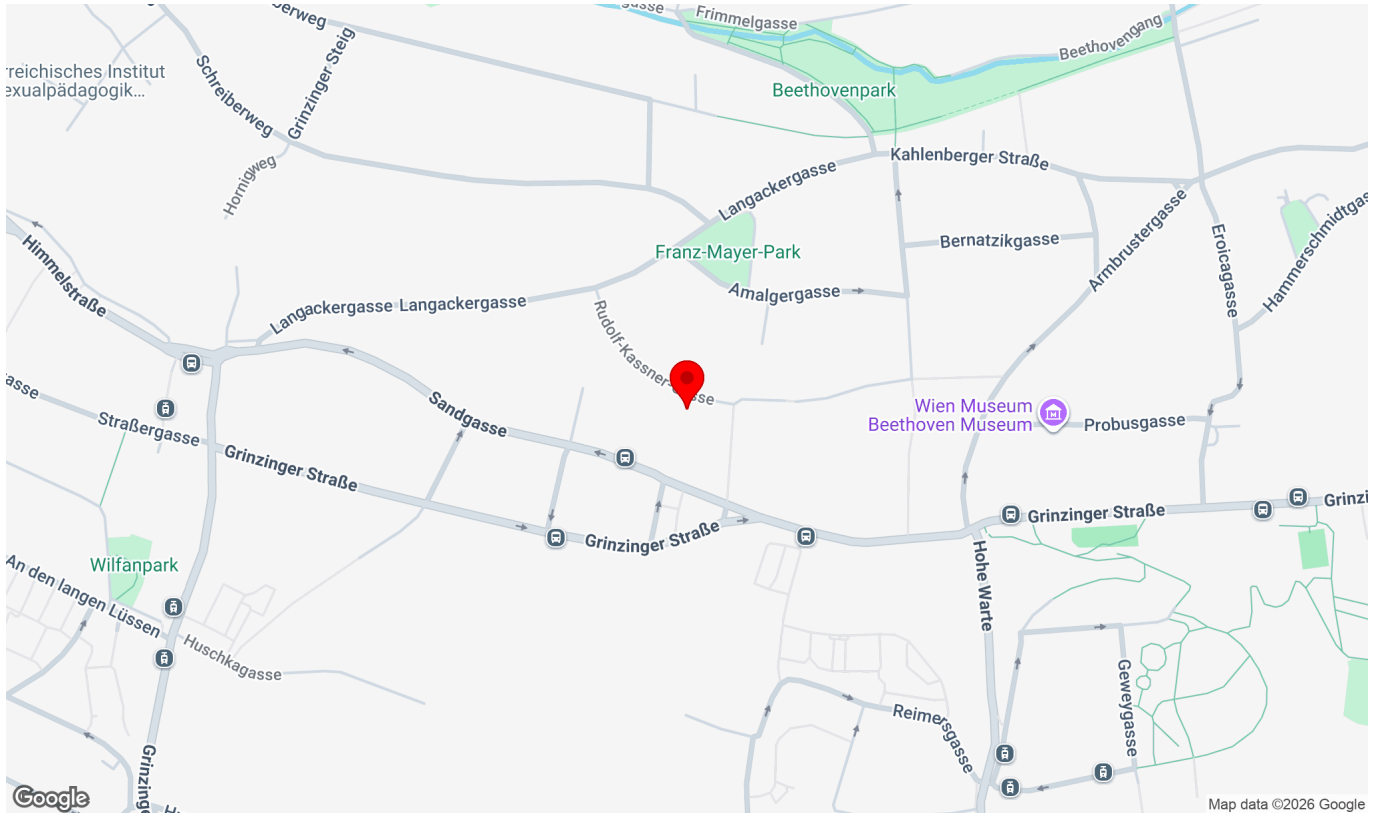
Lagerraum/Technikraum



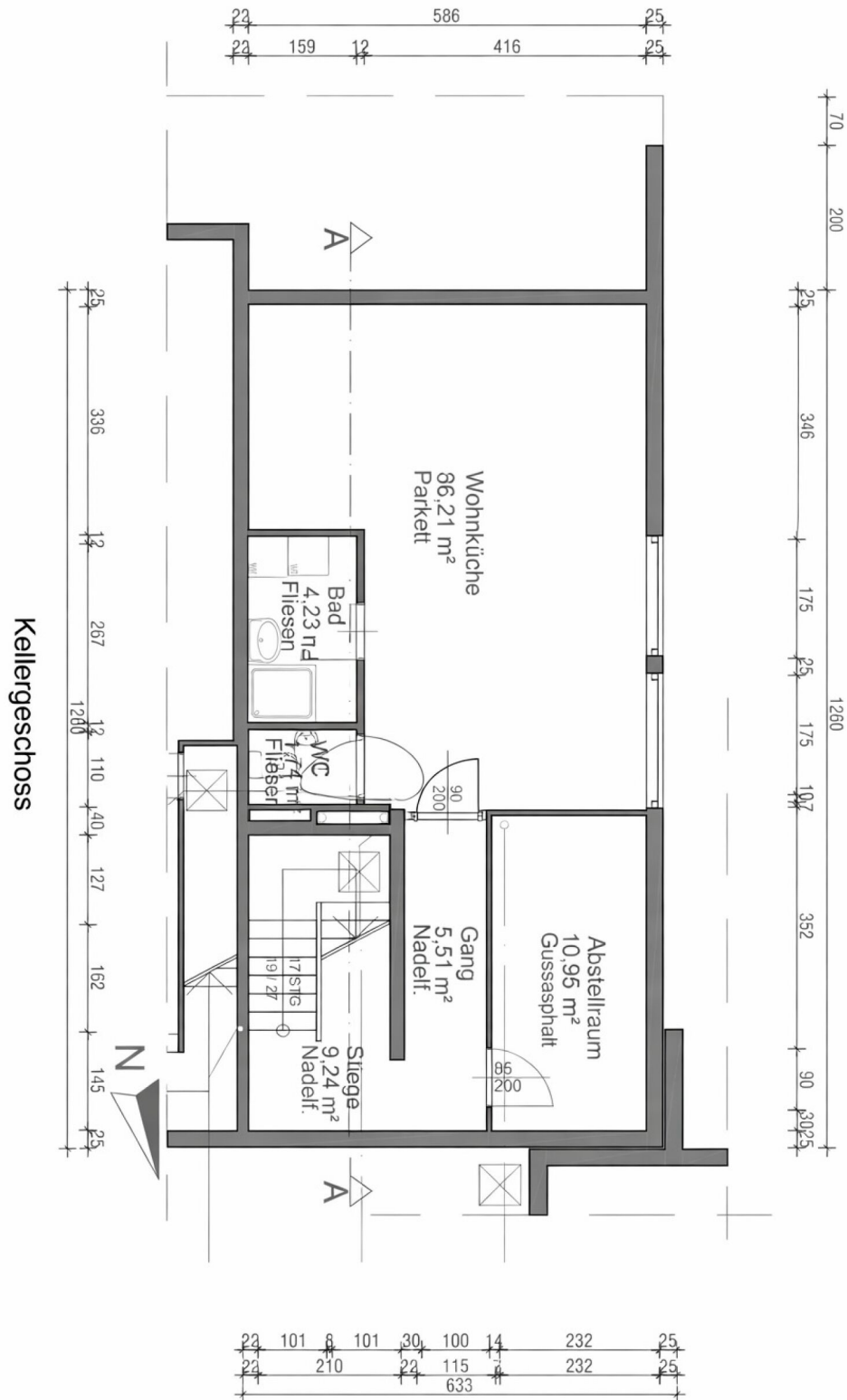
Pool (mit Wärmepumpe beheizt)

Location

Rudolf-Kassner-Gasse 16/A, 1190 Wien

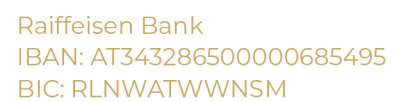


Plan Souterrain



Flächenaufstellung

Raum	Wohn- fläche	Verkehrs- fläche	Balkon	Wohn- keller	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
Gesamt	141,15	40,69	28,00	42,18	12,50		264,52



Plan

