



VILLA CILLI

1230 VIENNA



THE VILLA

Cilli

Built in 1923, it's not just a home, it's a lifestyle. The house is a place where luxury meets comfort, where every day feels like a retreat and where you'll want to put down roots.

On the ground floor, the property has a large living area with an adjoining fireplace room, a spacious kitchen-diner with a separate pantry, a study and a guest toilet.

The large garage (for two large cars) is directly accessible from the entrance hall. The upper level features four spacious bedrooms with en-suite bathrooms. The garden level consists of a pool hall accessible from both the house and the garden, a fitness room/relaxation room, a separate flat, and a nanny area with private access from the outside. A large garden with trees, balconies and terraces, and a partially converted roof complete the offering.

Purchase price € 3.295.000,-

PROPERTY
1.000 m²

USABLE AREA
497 m²

LIVING SPACE
401,54 m²

KITCHENS (PRE-INST.)
5

BEDROOM
6

BATHS
6

LIVING SPACES
3

GARAGE
2 cars

POOL
1

SPA AREA
2

SEPARATE FLAT
1

NANNY AREA
1



THE IDEAL HOUSE FOR *Aesthetes*

The property has been lovingly renovated. The revitalization included, in particular, the facades (fully insulated and stuccoed), underfloor heating through the installation of a modern heating system (heat pump), which provides pleasant warmth throughout the house. The pool area and pool equipment have been completely renovated. Interior and exterior areas are in accordance with renovation plans. New flooring and bathrooms are available.

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EQUIPMENT

NEW FAÇADE WITH FULL THERMAL INSULATION AND STUCCO
 STAR-SHAPED PARQUET (SELECT OAK)
 PASTORELLI BATHROOM TILES
 HANSGROHE BATHROOM FITTINGS
 CAREFULLY COORDINATED BATHROOM CERAMICS
 TOWEL DRYERS IN ALL BATHROOMS
 CIRCULATION LINE
 TWO HEAT PUMPS, EACH 15 KW, FOR ENERGY-SAVING HEATING AND COOLING
 UNDERFLOOR HEATING FOR EVERY ROOM/ CONTROLLABLE WITH APP. VIDEO INTERCOM. ALARM SYSTEM
 3-SHIFT IN POOL HALL POOL
 HEATING WITH SEPARATE HEAT PUMP CONTROLLABLE INVISIBLY INSTALLED
 DEHUMIDIFICATION SYSTEM FOR THE POOL HALL
 FULLY AUTOMATIC CONTROL OF POOL CHEMISTRY
 COUNTER CURRENT SYSTEM
 PRE-INSTALLATION OF 5 KITCHENS
 PREPARATION AIR CONDITIONING IN ALL BEDROOMS
 CONSTRUCTION RESERVE IN THE ATTIC

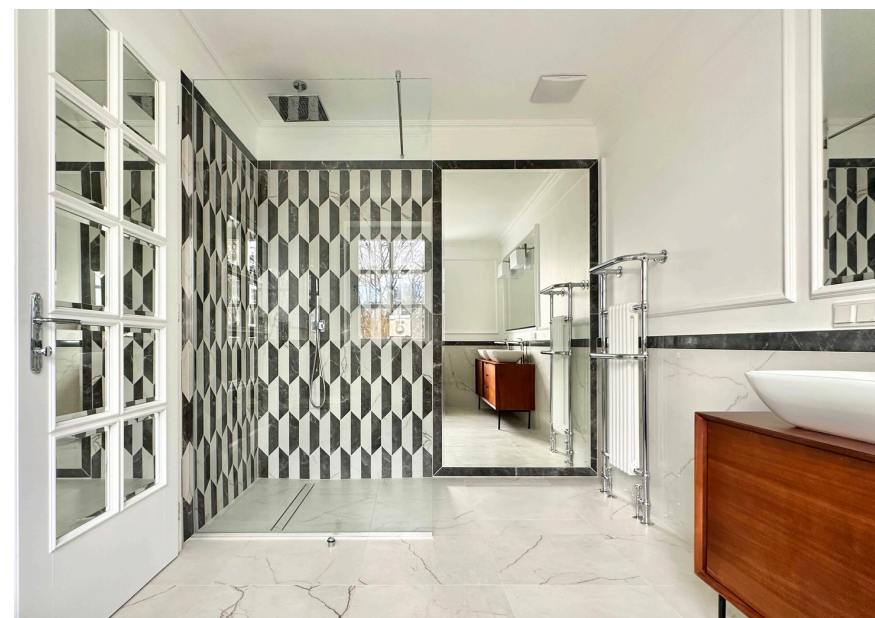
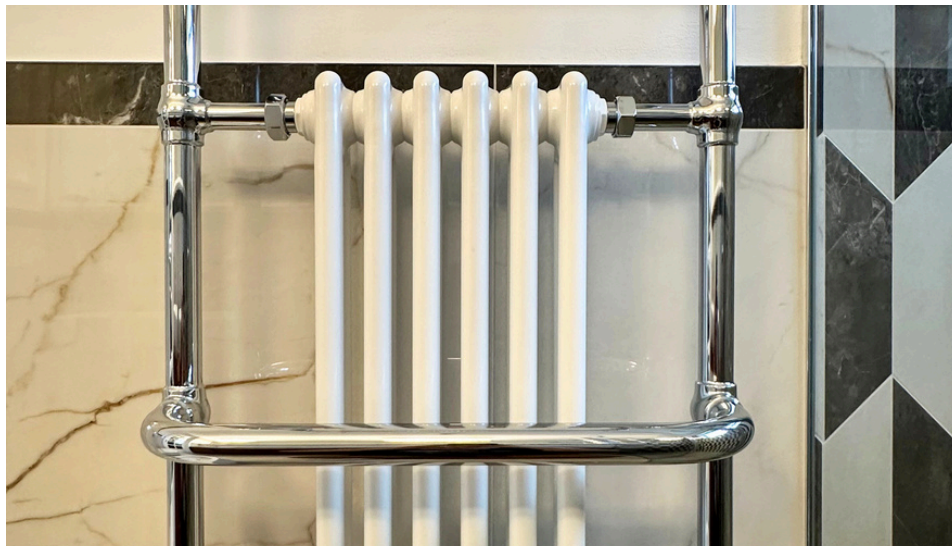
Interior



Interior



Baths

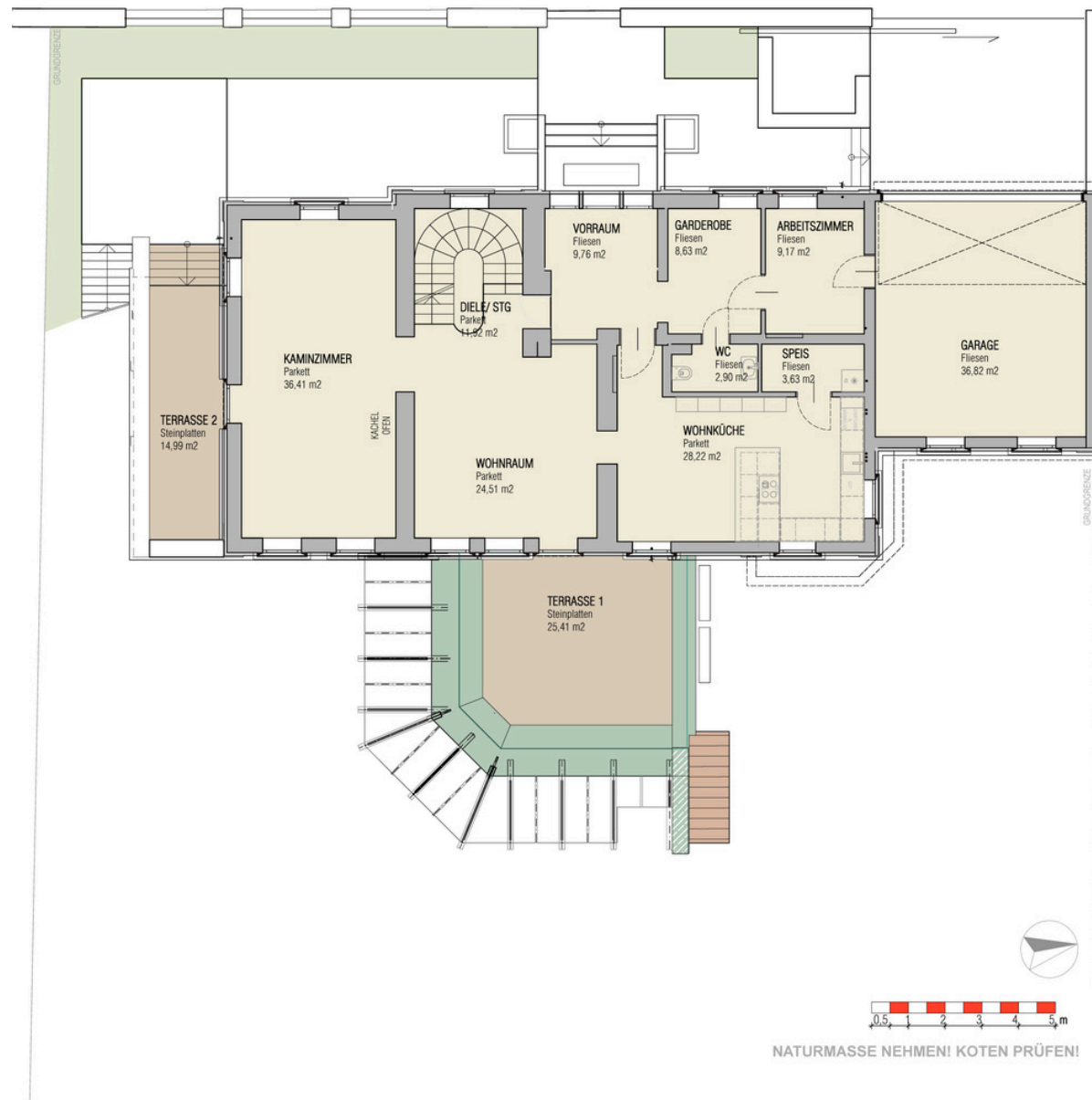


Pool hall



Exterior & Garage



Ground floor

Upper floor

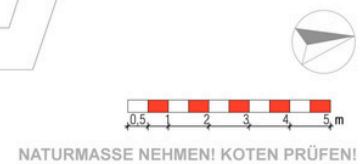
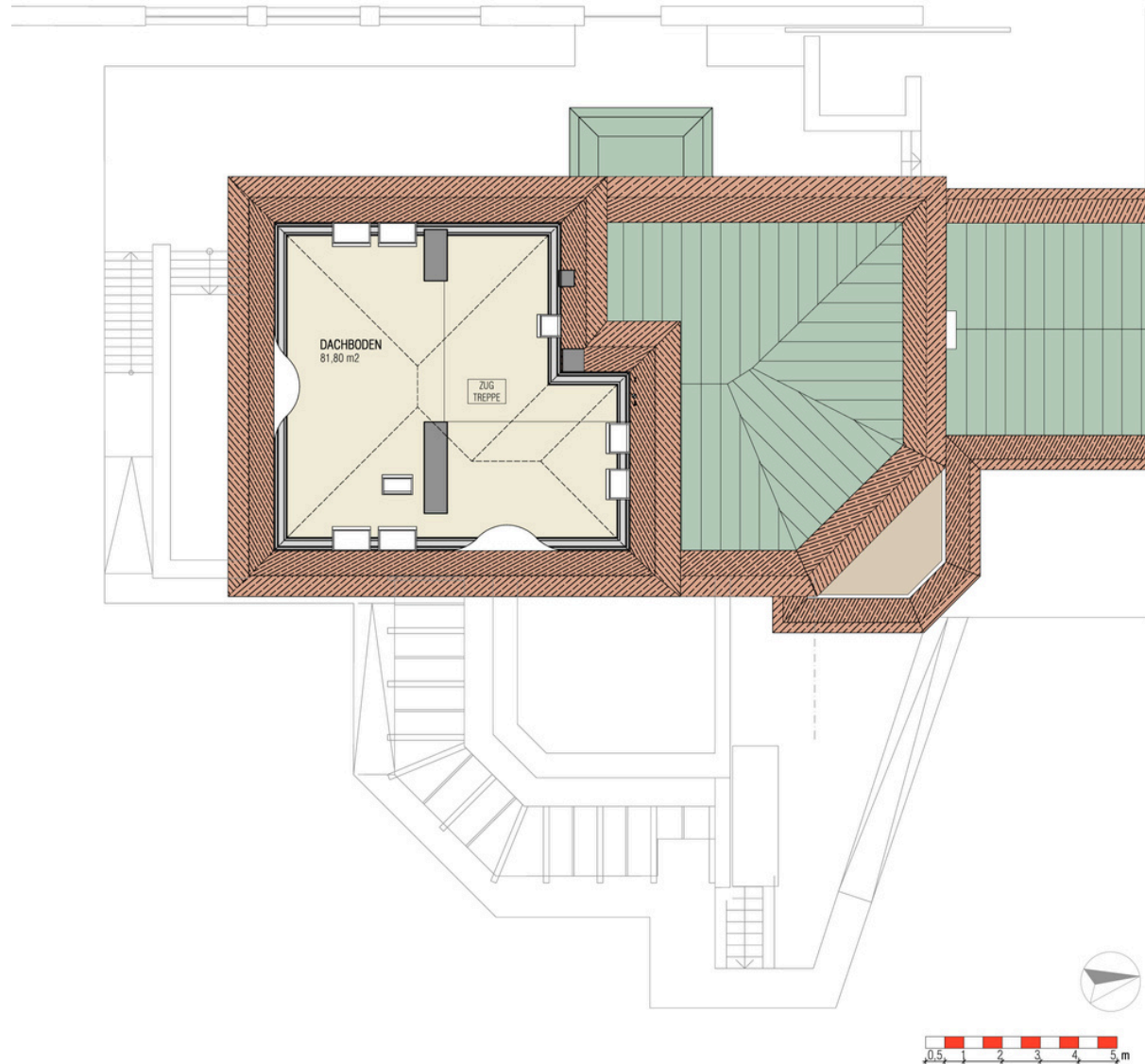
NATURMASSE NEHMEN! KOTEN PRÜFEN!

PLANS

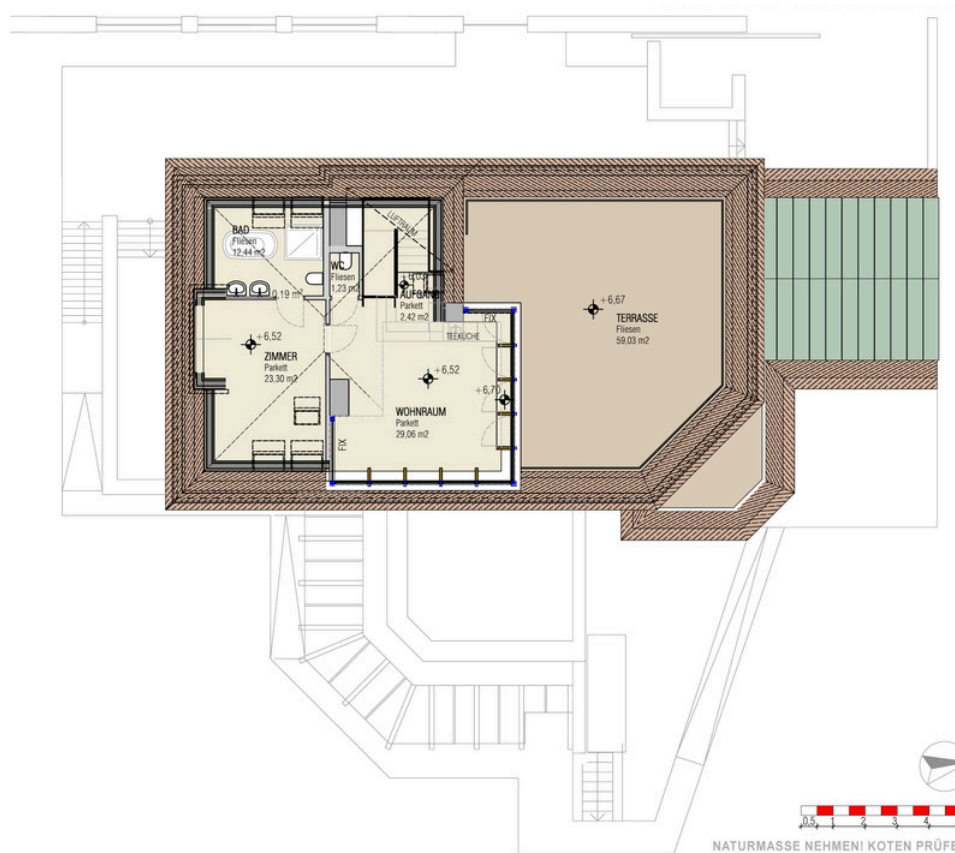
Garden floor

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Attic expansion study



WHAT IS IT LIKE *to live here?*

Nestled in a quiet, upscale area, the neighborhood exudes a welcoming and safe atmosphere characterized by tree-lined streets and well-kept homes.

Vienna's 23rd district is known for its excellent public and private schools, which offer families first-class educational opportunities.

Maurer Platz is just a minute away by car. The area around Maurer Hauptplatz is a popular shopping district. The Riverside shopping center is just a short drive away. The Southern Autobahn (A2) is easily accessible.



The surrounding area offers convenient access to a variety of sporting activities that ensure an active lifestyle. The surrounding green spaces (parks and recreational areas such as the Maurer Forest) offer hiking trails and picturesque spots for picnics and leisure activities.

Seller's reference projects





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