

Wien, 26.05.2026  
es@schwarzenberg-immobilien.at

**Dream Family Home - Modern Detached House with Garden, Terraces, and Views of the Wolfersberg!**

Dear Sir / Madam,

We sincerely thank you for your interest in receiving property offers mediated by ourselves. On behalf of the owner, we take the liberty of offering you the following property on a non-binding and subject-to-change basis.

Ref. 1776

**1140 Wien, Saturnweg 1**





This modern single-family detached house, situated in a green and exceptionally quiet location, was built in the year 2008 and presents itself in an extremely well-maintained, mint condition. Thanks to its sophisticated architecture and optimal adaptation to the hillside topography, the house impresses with an abundance of natural light, spacious rooms, and a pleasant, welcoming living atmosphere for the entire family.

The sunny, harmoniously landscaped garden delights with a magnificent panoramic view of the green Wolfersberg, establishing a perfect sanctuary for peace and relaxation. Due to the optimal southern orientation, you will enjoy bright, sun-drenched lighting conditions throughout the entire day, a comfortable living ambiance, and countless sunny hours.

### Layout and Living Spaces

- **Ground Floor:** Features a spacious entrance area, a practical utility room equipped with a Vaillant heating boiler system, and direct access to the approx. 35 m<sup>2</sup> double garage, which includes a high-voltage power connection ideal for charging electric vehicles. Due to the natural hillside layout, the house does not have a basement level.
- **1st Upper Floor:** An open-plan living and dining area seamlessly integrated with a modern, recently updated kitchen outfitted with high-end Miele appliances. This bright central space offers ample room for shared family moments and opens up directly onto the expansive, approx. 33 m<sup>2</sup> south-facing terrace. Additionally, a guest bedroom or home office room as well as a separate guest powder room (WC) are available on this floor.
- **2nd Upper Floor:** Comprises the private sleeping quarters with three bedrooms and two beautifully finished bathrooms. The larger master bathroom is equipped with a double vanity sink, walk-in shower, bidet, and toilet. The second bathroom features a washbasin, walk-in shower, a comfortable bathtub, and a toilet. An additional, approx. 10 m<sup>2</sup> west-facing terrace provides the perfect spot for relaxing morning hours or cozy evenings.
- **Attic Floor:** A standout highlight is the rooftop studio room spanning approx. 17 m<sup>2</sup>, which boasts its own private, east-facing terrace. This exceptionally bright and quiet room is perfectly suited for use as a yoga studio, painting atelier, home office, or a personal tranquil retreat.

### Property Highlights:

- External roller shutters installed on the South, East, and West sides
- Partial interior blinds and integrated insect screens/mosquito nets
- Two complete bathrooms (one with a bathtub and shower, the other with a shower), both bathrooms feature a toilet and premium underfloor heating
- Central heating system with high-efficiency Vaillant boiler and hot water storage tank
- Professional integrated alarm system
- Spacious double garage with an area of approx. 35 m<sup>2</sup>
- High-voltage / three-phase electrical connection for rapid EV charging



### **Location and Public Transport Connections**

The property is highly persuasive due to its premium, peaceful location inside a residential area predominantly characterized by upscale single-family detached homes. Numerous shopping opportunities as well as all essential amenities for daily life are located within convenient walking distance along Linzer Straße. The Auhof Center mall, offering an extensive selection of retail shops, boutiques, and diverse gastronomic establishments, is reachable within a very short driving distance.

Excellent connectivity to the public transport network is fully provided by the bus line 49A (connecting to Hütteldorf station with seamless access to the U-Bahn Metro and S-Bahn commuter trains) and bus line 50A (connecting Hütteldorf and the Auhof Center). Furthermore, the tram line 49 (with a convenient station located at Linzer Straße / Bujattigasse) runs directly into the heart of the Vienna city center. For outdoor enthusiasts, the nearby Lainzer Tiergarten nature reserve offers a wonderful environment for recreation, sports activities, extended nature walks, and relaxing hours in natural surroundings.

Please note that there is a family or business relationship between the broker and the third party being represented.

The agent is acting as a dual agent (Doppelmakler).



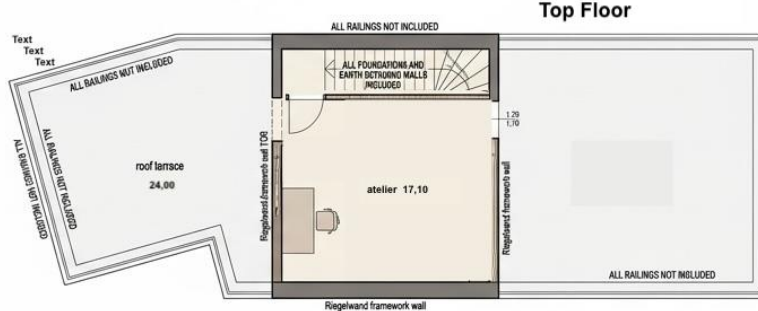
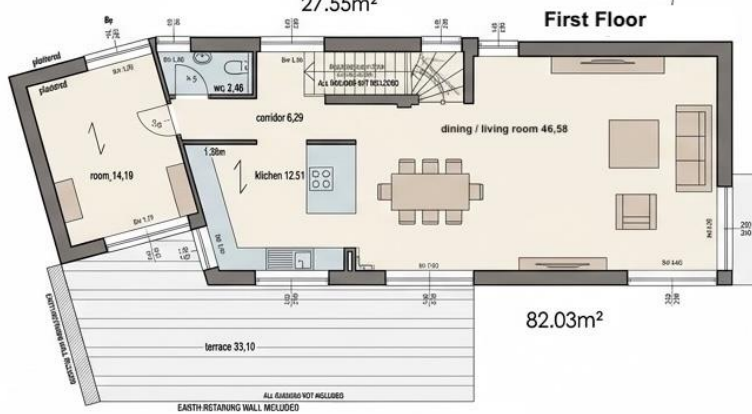
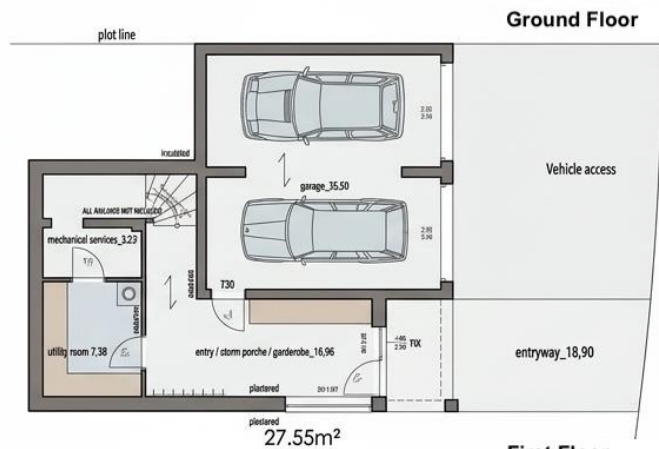
## Key Facts & Technical Specifications

Reference Number: 1776

Property Address: 1140 Wien, Saturnweg 1

Plot size (Land area):	c. 568 m <sup>2</sup>
Living Area:	c. 203 m <sup>2</sup>
Terrace Area:	c. 67 m <sup>2</sup>
Total Rooms:	6
Bathrooms:	2
Toilets (WC):	3
Flooring Materials:	Hardwood Parkett, Tiles
Heating System:	Central heating, radiators, underfloor heating
Garage:	1 (Large Double Garage, c. 35m <sup>2</sup> )
Year of Construction:	2008
Availability:	By mutual agreement
Property Condition:	As new
Energy Certificate Expiry:	19.07.2031
Energy Factor (fGee):	1.15
Heating Demand (HWB):	75.1 kWh/m <sup>2</sup> a
<b>Purchase Price:</b>	<b>EUR 1,750,000</b>
Broker Commission:	3% of the purchase price plus 20% VAT





**Total Living Area : 202.71m<sup>2</sup>**  
**Terraces : 67m<sup>2</sup>**



In the interest of the seller, we kindly request your utmost discretion and explicitly state that this property was first made known to you through our professional activity as real estate brokers. All viewings and contract negotiations must be conducted exclusively through our representative, Ms. Evelyn Steiner. We remain at your full disposal at any time for any further details or inquiries.

Please be advised that a close economic and/or family relationship exists between Schwarzenberg Immobilien OG (acting as the broker) and the transacting third party (the owner/seller). The broker acts in the capacity of a dual agent (Doppelmakler).

For the sake of good order, we point out that our professional fee/commission upon successful completion of a purchase agreement shall amount to 3% of the total purchase price plus the statutory value-added tax (20% VAT), in strict accordance with the Real Estate Broker Regulation of 1996 and the Broker Act as amended. This commission becomes immediately due for payment upon execution of the mediated contract. In the event of payment default, default interest at a rate of 9% per annum is explicitly agreed upon.

Our enclosed General Terms and Conditions apply without restriction, supplemented subsidiarily by the provisions of the Austrian Broker Act and the Real Estate Broker Regulation of 1996 in their respective valid versions, as well as the Overview of Ancillary Costs. For international clients, Austrian law shall govern exclusively, under the explicit exclusion of the conflict-of-law rules of International Private Law. The exclusive place of jurisdiction for any and all disputes arising from this agreement is Vienna, Inner City.

All figures and itemized details provided in this document are based exclusively on information and documentation supplied to us by the seller or their authorized agents and are presented without any guarantee or liability. An energy performance certificate must be presented by the seller at the latest at the time the contractual declaration is submitted, and must be handed over within 14 days after the signing of the contract. The seller was fully informed by the broker regarding the mandatory disclosure requirements under the Energy Performance Certificate Act to publish the specific energy characteristics (HWB and fGEE) and was requested to obtain a valid certificate.

We look forward to receiving your valued reply with great interest.

Sincerely Yours,

Evelyn Steiner