







This extraordinary historic residence combines representative elegance, architectural character, and a unique atmosphere in an absolutely prime location. Behind a stylish façade lies an estate of rare beauty, nestled within a lovingly landscaped, secluded garden featuring mature trees and romantic green spaces.

From the moment you enter the property through the original entrance gate, the home's rich history becomes palpable. The entrance area serves as the central hub of the residence, providing convenient access to the garage, the guest apartment, the wellness area, the garden, and the main living floor. Despite the property's impressive size, it is above all the living quarters that create the warm and welcoming atmosphere one expects from a true home.

The living room overlooks the idyllic garden with its sunny terraces, lush vegetation, and charming secluded retreats, creating a rare oasis of tranquility in the heart of an urban setting. The interplay between historic architecture and the romantic natural surroundings gives the property its unmistakable character.



Historic elements have been carefully preserved and harmoniously combined with high-quality modern comfort, while still offering an excellent foundation for adapting the style to individual preferences.

### **Accommodation**

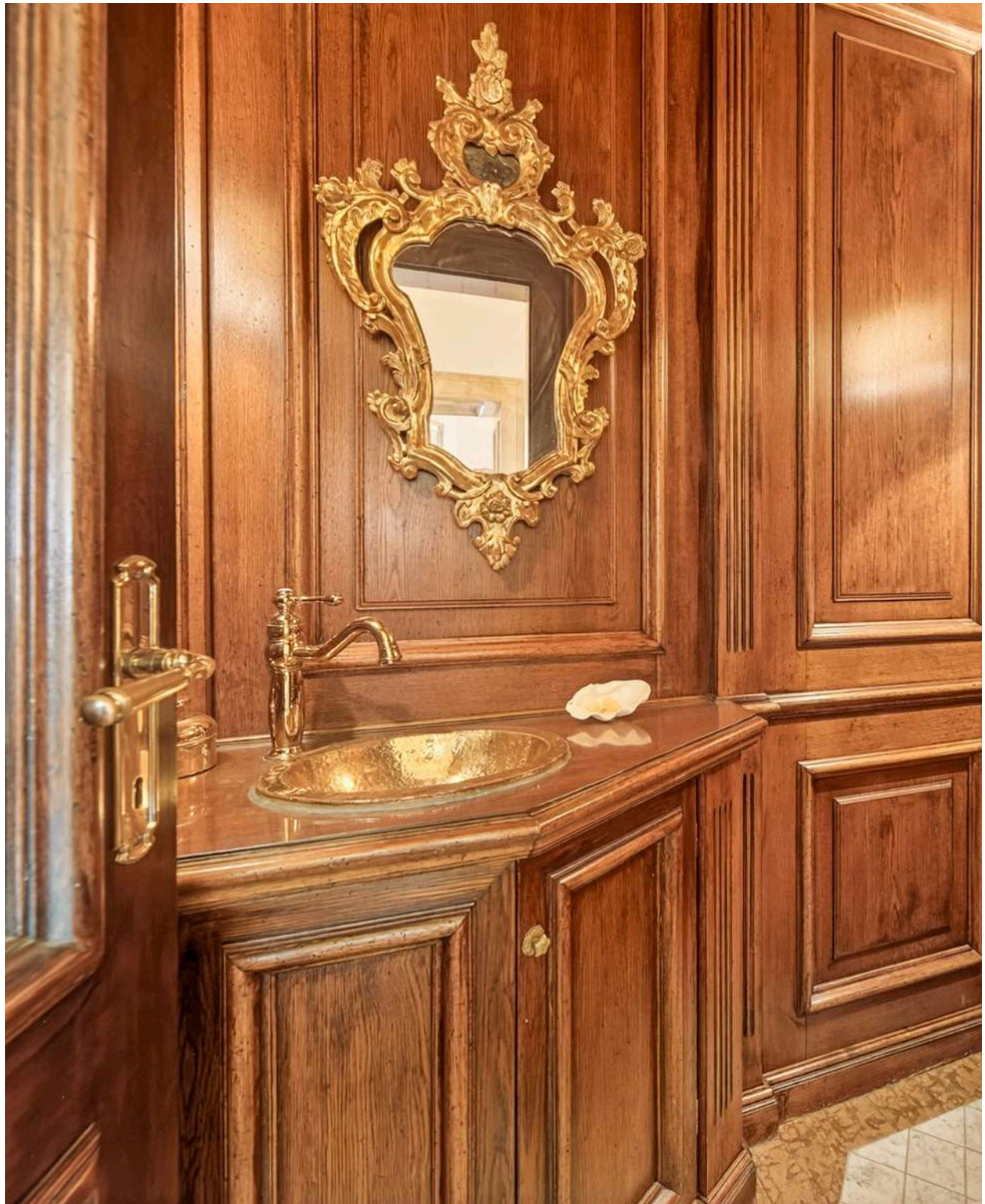
- 680 sq m living space
- 5 bedrooms
- 5 bathrooms
- 883 sq m plot
- 180 sq m garden

### **Facilities**

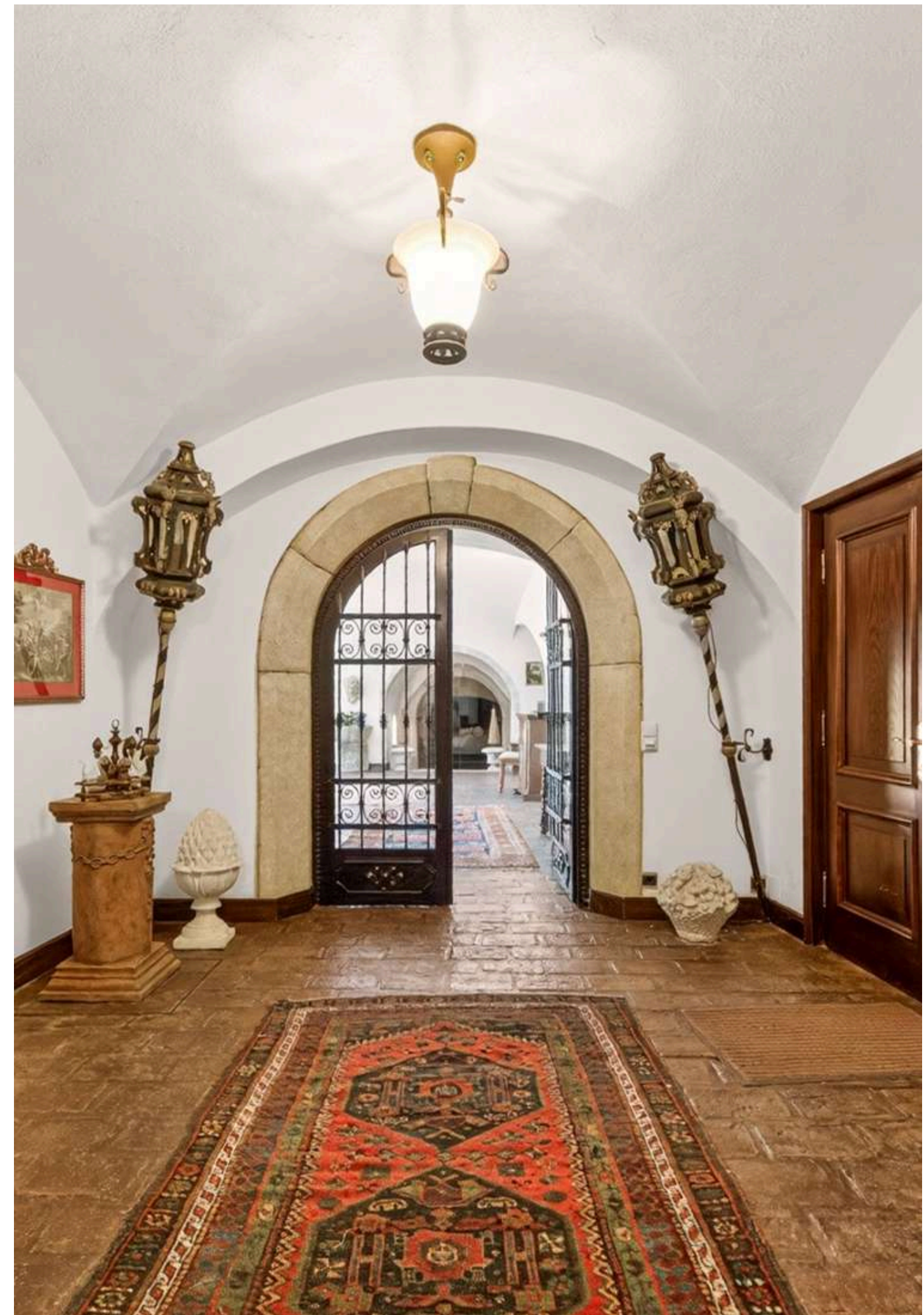
- Spa area
- Secluded, private garden
- 2 parking spaces
- Indoor pool
- Sauna

**Asking price:** €2.680.000

**Buyers commission:** 3% of the purchase price plus 20% VAT











Klosteneuburg is considered one of the most sought-after residential locations on the outskirts of Vienna, combining historic charm with exceptional quality of life.

The town is renowned for its excellent infrastructure, rich historical heritage, immediate proximity to nature, and convenient access to Vienna's city centre. Numerous recreational areas, the vineyards of the Vienna Woods, and the Danube floodplains provide a wide range of leisure and sporting opportunities. Walking, cycling, and hiking trails are practically right on the doorstep.

Vienna's city centre can be reached quickly by both car and public transport. Thanks to excellent rail connections and its close proximity to the city, the location perfectly combines urban convenience with relaxed living surrounded by nature. Shops for daily needs, excellent schools, and restaurants are all nearby.





Alex Koch de Gooreynd

Knight Frank LLP  
55 Baker Street,  
London W1U 8AN

T: 44 207 861109  
M: 44 7766 785573  
[alex.kdeg@knightfrank.com](mailto:alex.kdeg@knightfrank.com)



Massimo Saccomanno

OTTO Immobilien GmbH  
Riemergasse 8,  
1010 Wien

T: 431 512 77 77 323  
M: 43 664 885 33219  
[M.Saccomanno@otto.at](mailto:M.Saccomanno@otto.at)

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