

Neo-Baroque. Historic villa in Baden center.

Object: P061

8 apartments/ park garden / center / quiet location

Address: 2500 Baden

Purchase price:

On request

Additional costs:

Real estate transfer tax: 3.5 %

Land register registration fee (property right): 1.1% Costs of contract preparation and execution of the land register as well as cash expenses for certifications and stamp duties approx. 1.5% + 20% VAT

Brokerage commission: 3 % + 20% VAT.



<i>Property type</i>	<i>Apartment house/Villa</i>
<i>Conditional</i>	<i>goods</i>
<i>Free</i>	<i>immediately</i>
<i>Purchase price</i>	<i>On request</i>
<i>Commission</i>	<i>3% excl. VAT</i>
<i>Living space approx.</i>	<i>734 m²</i>
<i>Grundstückfläche</i>	<i>1.937 m²</i>
<i>Type of</i>	<i>Gas</i>
<i>Pitch type</i>	<i>Inner courtyard</i>
<i>Pasante elevator</i>	<i>Yes</i>
<i>HWB value</i>	
<i>HWB class</i>	

Description of the access and location:

The property is located in a street with little traffic in the center of the city of Baden. The entire ensemble is very appealing and luxurious. The undeveloped areas are designed like a park and look very well maintained.

Property description:

The Object is a stately villa, which was built in the 19th century and is partly under monument protection. In 1989 the house was renovated and divided into several apartment units. There is a basement, a ground floor, an upper floor and an attic which was only expanded in 1989. There is a central gas heating with separate meters, e-hot water tanks are located in the individual apartments. Gem. Building description Each apartment has its own electrical circuits, the floors are mostly made of parquet.

Number of dwellings and other independent premises and parking spaces for vehicles:

On this property there are 8 independent apartments and 9 parking spaces for vehicles.

Description

We present a stunning three-storey mansion located in one of the quiet, green streets of the city of Baden.

The elegance of this mansion robs its heart right at the entrance: the original silhouette of the building is quoted in the wavy lines of the entrance gate, thus doubling down the first impression. The apparent external symmetry of the main façade convinces the visitor with its subtle grandeur. The park-like character of the entire cosmox is strongly reminiscent of the then prevailing ideas of domination.

The design project of the interior is designed in the style of the Viennese classics and enforced with some elements of Art Nouveau. The magnificent entrance area made of mahogany wood is in harmony with the detailed ceilings and creates a pleasant light

Shadow play. The framed frescoes and windows emphasize the sophistication and luxury, serve as key elements of the interior and complete the composition.

The tasteful décor and a beautiful staircase took you to an era of chic and enjoyment of life, where you will discover wonders and secrets of the past century.

In each room you will find the signs of a mansion of the early 20th century. Hundreds of years: elaborate star and herringbone parquet floors, fireplace, and very high, partially vaulted ceilings.

Layout:

The villa has two entrances: a main entrance to the two-storey manor apartment, as well as a west-facing side entrance to the side staircase to the remaining residential units.

It consists of basement, ground floor, upper floor and converted attic.

Main entrance:

The KG has a drying room, a house grating room, a house cellar, a boiler room and cellar compartments for the individual TOPs.

The ground floor is divided into foyer with staircase, toilet, anteroom, salon with balcony, dining room with integrated kitchen and storage room, as well as a library with open fireplace. Furthermore, the "main apartment" on the ground floor includes a living room, a bedroom, bathroom, toilet, anteroom and adjoining 2 cabinets (TOP 2/3).

The 1. Upper floor is accessed via the west-facing staircase and a lift, and consists of 2 other apartments (top 5 and top 6).

The DG is divided into 4 apartments (Top 7, Top 8, Top 9 and Top 9A).

Herrschaftswohnung:

Ground floor: There is a lounge, an office / library with fireplace, a kitchen, a cloakroom and a toilet. Fitted kitchen is furnished and equipped with a bar, bright library with large windows, impressive sample parquet and a mahogany bookcase.

Upper floor: On the second level there are 3 bedrooms of different sizes, a bathroom and toilet. Some windows are decorated with stained glass and framed with elegant wood décor. The huge double-leaf door made of noble wood species on this floor make this apartment unique.

Semi-ground floor: Lower level has enough space for household rooms, with plenty of natural light and high ceilings. This floor is perfect for cloakroom or SPA insoles.

Special features:

According to information, the inner staircase to the 1. OG has also been presented at a world exhibition and is under monument protection.

Layer:

This villa is surrounded by numerous parks and recreation areas and offers access to the infrastructure of a cozy resort (restaurants, shops, museums, train station). The infrastructure necessary for daily needs such as shopping markets, pharmacies, schools, medical practices, etc. are available.

The property is located in a quiet location near the center, away from roads, and is therefore very suitable for residential areas.

Public transport is in the absolute vicinity.





















