Cobenzlgasse 108 · 1190 Vienna-Grinzing

Exposé · 835 m² building plot with submission planning for a villa

Guide price: € 2,190,000 (negotiable)
Bidding process: written offers to the Rebasso law office by Friday, 27.11.2026
plus transaction costs · as of 01.11.2026

> **Existing building fully demolished (MA 19 confirmation of 06.08.2024), plot cleared and prepared for the start of construction – submission-ready planning available.**

The opportunity

A building plot in one of Vienna's most sought-after green villa locations. The former building has been fully demolished (MA 19 confirmation of 06.08.2024); the plot is cleared and prepared for the start of construction. A complete submission planning (Einreichplanung) for a generous villa with underground garage is available and can be adopted or used as a basis for your own design. **A building permit has not yet been granted.**

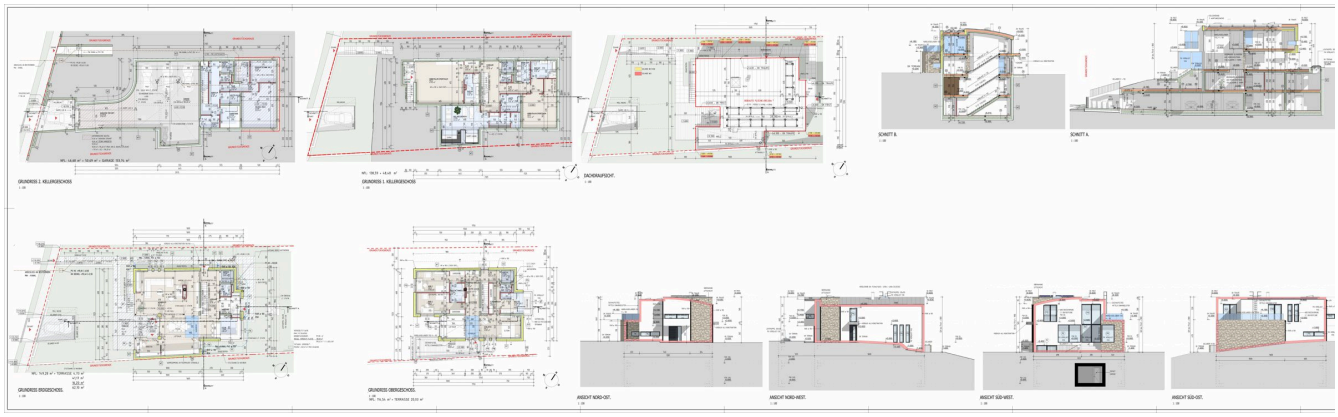
Key facts

Item	Details
Address	Cobenzlgasse 108, 1190 Vienna
Land register	KG 01502 Grinzing, EZ 1355
Subject of sale	Plots 927/5 (583 m²) and 927/7 (252 m²)
Total plot area	**835 m²**
Not included	Plot 927/3
Zoning	W I, 6.5 m, gk (Plan document 6908)[1]
Site status	Existing building fully demolished, plot cleared and prepared for the start of construction
Demolition	MA 19 confirmation under § 62a (5a) Vienna Building Code, 06 Aug 2024
Planning status	Submission-ready planning available – building permit not yet granted
Seller	Horizon Real Estate GmbH
Closing	via lawyer escrow: Rechtsanwaltskanzlei Mag. Michael Rebasso, Ferstelgasse 1, 1090 Wien; payment exclusively into the escrow account of the Rebasso law office
Guide price	€ 2,190,000 negotiable (guide price, not a minimum); offers by 27.11.2026

Planned project (according to plans)[2]

Item	Details
Usable area house	approx. 535–548 m²
Garage / ancillary	approx. 134 m², 3 parking spaces
Built-up area	approx. 180.58 m²

Item	Details
Floors	2 above ground, 2 below ground
Reference height	approx. 6.31 m (permitted 6.5 m)



Submission planning – floor plans, sections, elevations (2025)

Documents (data room, after NDA)

Land register extract; zoning plan 6908 with explanation; surveys (2024/2025); MA 19 demolition confirmation; existing-building plans 1936/2004; submission plans EI-01/EI-02 and plan set PO0001–PO0017; geotechnical statement IGP Geo (06/2025); structural concept Ferro & Partner (03/2025); building-physics report Jachan (04/2025); neighbour condition survey Haugeneder (11/2024).

Technical note

Documents indicate generally good bearing capacity of the flysch subsoil. Excavation support (soil-nail or bored-pile wall), drainage and geotechnical supervision must be planned for the basement levels; a soil-nail wall requires neighbours' consent.

Location

Grinzing is one of Vienna's most established residential areas – vineyards, Heurigen taverns, high-end family homes and a quiet, green setting close to the city and the Vienna Woods.

Process

Enquiry to verkauf@cobenzgasse-108.at (Tel. +43 676 6380121) → exposé → NDA and data room → viewing → written offer **by Friday, 27.11.2026** to the Rebasso law office (price, proof of funds, conditions, timeline) → purchase contract and escrow closing via Rechtsanwaltskanzlei Mag. Michael Rebasso (Ferstelgasse 1, 1090 Wien); purchase price paid only into the Rebasso escrow account. The seller Horizon Real Estate GmbH decides freely and is not obliged to accept the highest or any offer. Viewings and data room by appointment.

Contact

E-mail: verkauf@cobenzgasse-108.at · Phone +43 676 6380121
Escrow (Treuhand): Rechtsanwaltskanzlei Mag. Michael Rebasso, Ferstelgasse 1, 1090 Wien, Austria

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[1] According to plan document 6908; binding is the official notice of building regulations (MA 64). [2] According to submission planning, non-binding. Submission planning is not a building permit. This exposé is not a binding offer; all information without guarantee and subject to buyer's verification.