

Exclusive villa development site

Cobenzlgasse 108 · Building Plot A · Einreichplanung vorhanden

Asking price: €2,190,000 negotiable

Marketing status: This is a preliminary sales draft. The legal transfer structure and settlement of the remaining seller-side liability must be confirmed before any binding offer. The document deliberately uses “**submission planning available**” and does not represent the property as an approved building project.

The opportunity

Current site condition: The former building has already been demolished by the owner; the site is fully cleared and ready for construction works, subject to all required permits and approvals.

An exceptional building plot in one of Vienna’s established green villa districts. The site combines the privacy of Grinzing with the opportunity to realise a generous, individually designed villa with extensive outdoor areas and underground parking.

SITE 835 m² transaction area Cadaastre KG 01502 Grinzing · title sheet EZ 1355 Parcels 927/5 and 927/7 (parcel 927/3 is excluded from the transaction) Building Plot A · residential zoning W · Building Class I	PROJECT CONCEPT Approx. 548.26 m² projected usable floor area of the house Approx. 133.74 m² projected garage/ancillary area Three-car garage Two above-ground and two basement levels
--	--

Key figures

Item	Information
Address	Cobenzlgasse 108, 1190 Vienna
Transaction area	835 m² — parcels 927/5 and 927/7
Projected building footprint	Approx. 180.58 m²
Projected usable floor area of house	Approx. 548.26 m²
Projected garage/ancillary area	Approx. 133.74 m²
Storeys	Two above-ground levels and two basement levels
Building height	Projected comparison height approx. 6.31 m; stated maximum 6.50 m
Parking	Three-car garage

Planning and technical file

The file includes submission plans, height and area calculations, a topographic site plan and geotechnical documents. The supplied file also contains a positive MA 19 confirmation dated 6 August 2024 under section 62a(5a) of the Vienna Building Code, stating that there is no public interest in preserving the existing building from an urban-heritage perspective. This concerns the existing building and is not a new-build building permit.

Submission planning available	Topography	Area calculations	Geotechnical statement	Excavation support
			Neighbour rights to verify	

Technical note

The supplied materials indicate generally favourable bearing conditions in the Flysch formation. Because the two basement levels require a deep excavation, excavation support, drainage/water management and geotechnical supervision require separate review and budgeting. The materials discuss a soil-nailed wall and temporary use of adjoining areas; a bored-pile wall should be considered as an alternative.

Buyer verification: The technical file is not a substitute for a current building permit or a buyer-side technical review. Final technical and contractual requirements will be addressed in the confidential data room.

Location

Grinzing is one of Vienna's established residential locations, known for vineyards, traditional wine taverns, high-quality detached homes and a green, discreet setting. Cobenzlgasse 108 is suited to private buyers, family offices and selected developers seeking a high-end villa opportunity in Döbling.

Sales process

A discreet, qualified process is preferred. Technical and legal materials will be released after identification of the interested party and execution of a confidentiality undertaking. Any binding offer remains subject to legal review and a legally robust transfer structure.