





Döbling
19th District in the city of Vienna

Places nearby



Kahlenberg 2.6 km



St. Stephen's
Cathedral 2.6 km



Krapfenwaldbad
Outdoor Pools 1.5 km



The Hofburg 5.8 km



Turkenschanzpark 2 km





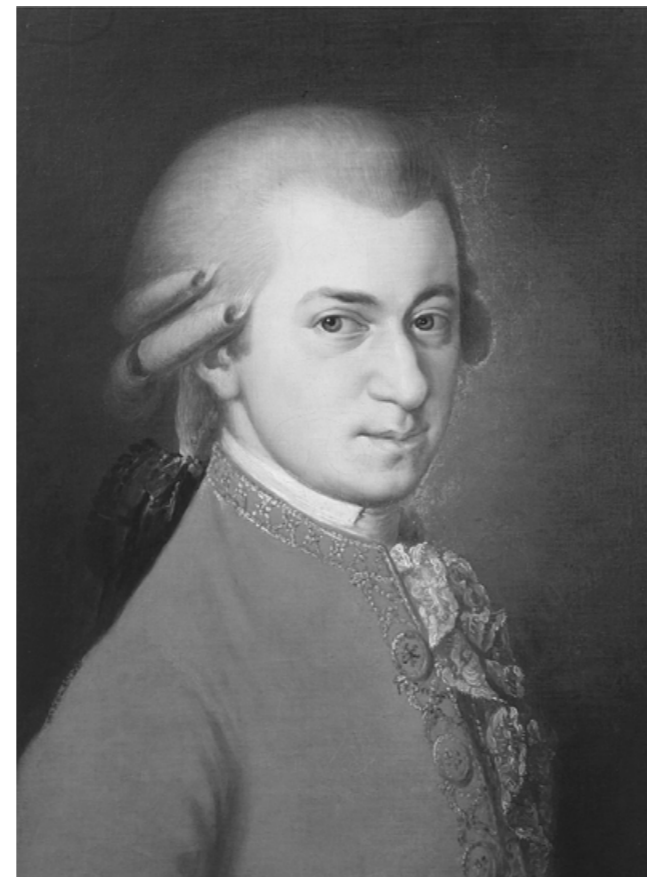
grinzing atmosphere

History

Passauerhof, den meisten bekannt als ehemaliges Landhaus Gerstner, das Anwesen der besonderen Art statt. Ein besonders Highlight ist die jahrhundertealte Weinpresse. Diese steht zwar nicht zum Verkauf, kann aber gerne im Weinkeller des Gebäudes bestaunt werden. Früher diente das Anwesen als Weinlesehof und wurde wirtschaftlich von dem Stift St. Niklas genutzt. Später wurde es zum Heuriger und dann zu "Gerstners Landhaus". Danach wurde das ehemalige Landhaus verkauft, von 2021 wurde mit der Renovierung begonnen. Da das Anwesen denkmalgeschützt ist, bleibt der Istzustand der Außenfassade erhalten. Das Gebäude wird lediglich saniert und innen modernisiert, um Wohnungen zu schaffen.

Passauerhof, formerly known as Landhaus Gerstner, is a truly unusual property. A particular highlight is hundred years old winepress. This is not for sale, but to be admired in common wine cellar.

In early period, economic benefits from grape harvest farm was used by St. Nicholas. Later it became a wine tavern and then "Landhaus Gerstner". Then the estate was sold and from 2021 the renovation has started. Since the property is a historical listed building, the actual condition of the exterior facade is preserved. The building will only be renovated and modernized on the inside to create residences.





Information



Grinzing



3+1 floors



7 apartments - 1 633.5 m²/apartments area/



2207 m²/building area/



330 m²/private garden area/



96 m²/community area/



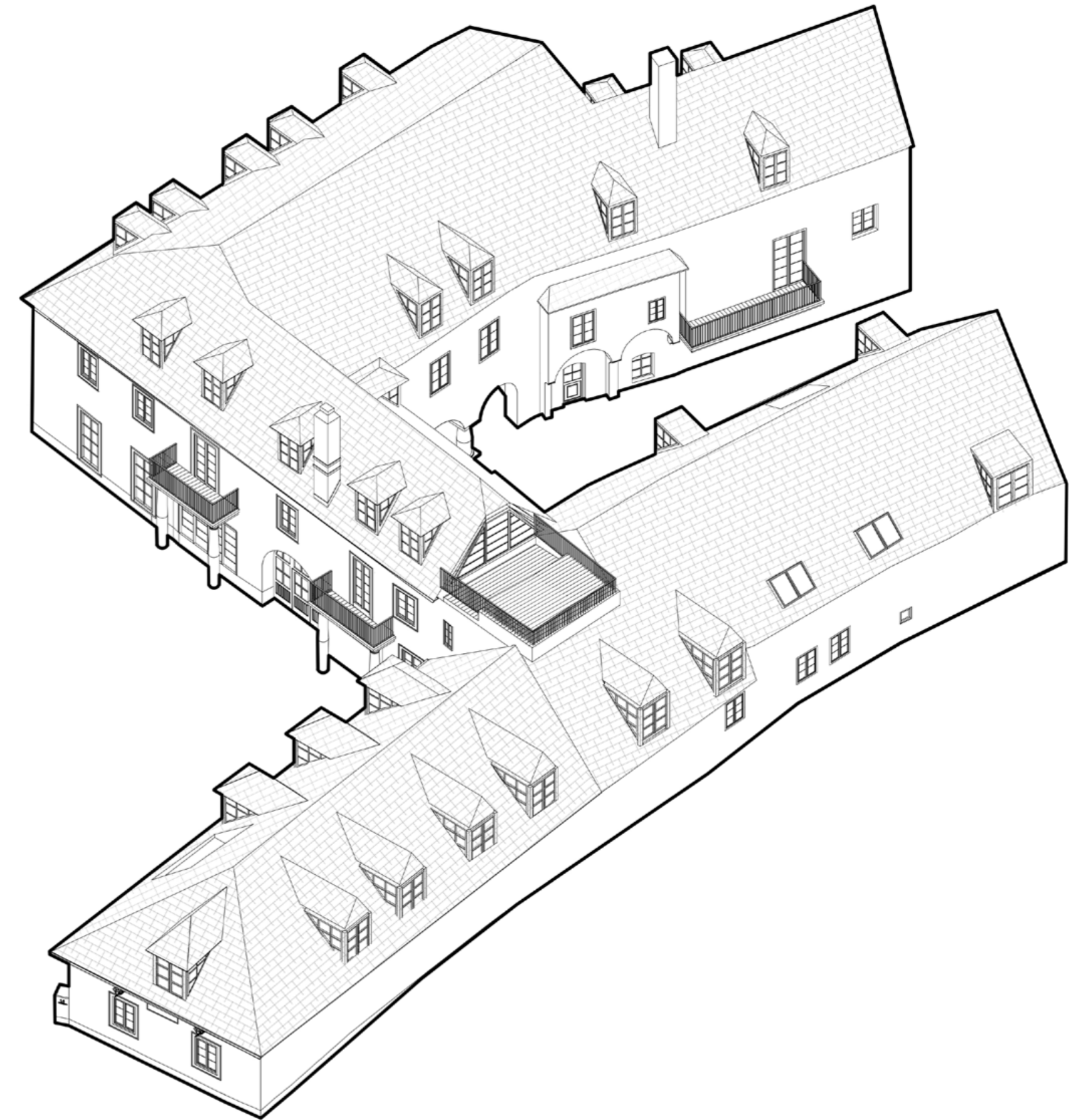
32 m²/wellness area/



63 m²/fitness area/



privat parking on site





since 1150
rich history of the building





330 m²
privat garden





133 m²
privat terraces





96 m²
community area



73 m²
event area





63 m²
private fitness





32 m²
private wellness





1634 m²

7 luxury apartments



comfortable common area



Danube sandstone



Terracotta



Wooden floors



Structured plaster

Original bricks



Terazzo



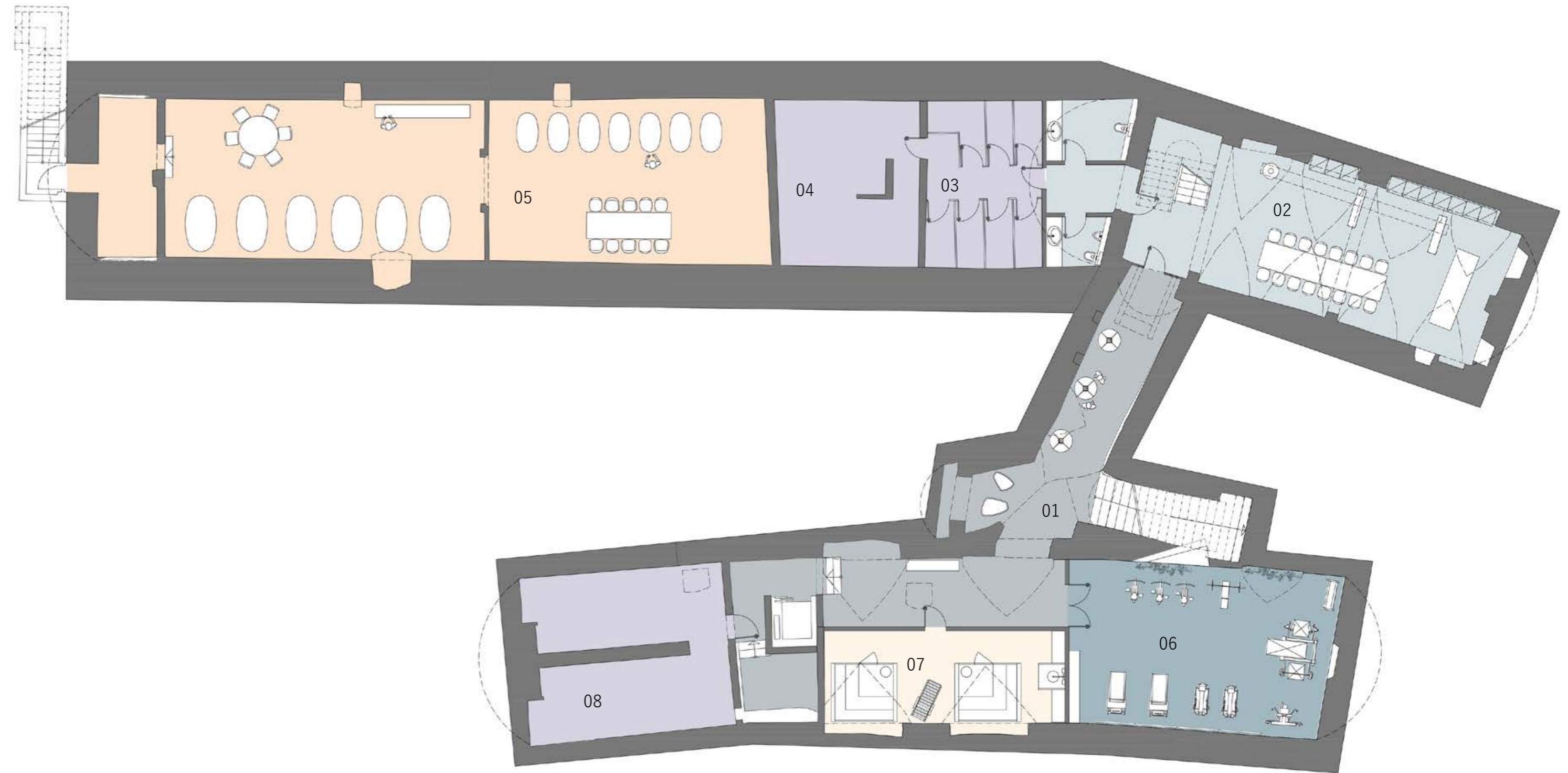
Original stones



Mosaics

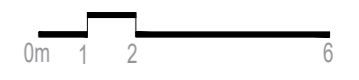
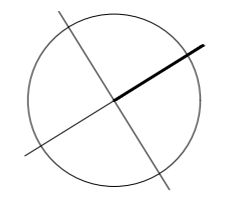


authentic materials



n.o.	room	area
01	event area	73.2m ²
02	comunnity area	95.7 m ²
03	storage	27.3 m ²
04	technic room	34.1 m ²
05	retail (wine cellar)	144.8 m ²
06	fitness	62.5 m ²
07	wellness	31.6 m ²
08	storage	43.7 m ²
total area		512.9 m²

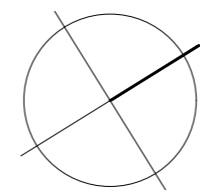
underground floor



n.o.	apartment	area
A	hall	39 m ²
B	hall community area	6.4 m ²
C	hall event area	8.9 m ²
1.	apartment 1	66.0 m ²
	+ garden	285.0 m ²
	+ terrace	45.7 m ²
2.	apartment 2	28.4 m ²
	+ terrace	23.9 m ²
3.	apartment 3	144.7 m ²
	+ garden	45.2 m ²
	+ terrace	44.3 m ²
4.	apartment 4	111.9 m ²
	+ terrace	19.1 m ²
total area		868.5 m²

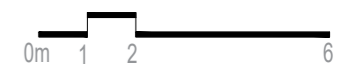
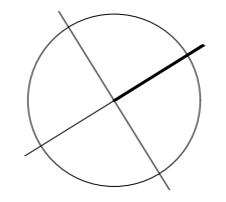


ground floor



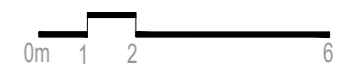
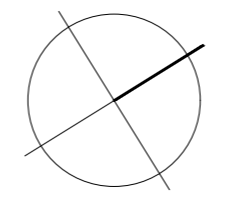
first floor

n.o.	apartment	area
A	hall	6,6 m ²
1.	apartment 1 + balcony	95.1 m ² 3.7 m ²
2.	apartment 2 + balcony	104.5 m ² 6.9 m ²
4.	apartment 4	33.0 m ²
5.	apartment 5 + balcony	40.4 m ² 3.7 m ²
6.	apartment 6 + terrace	146.6 m ² 10.8 m ²
7.	apartment 7 + terrace	92.1 m ² 7.9 m ²
total area		551.3 m²



second floor

n.o.	apartment	area
2.	apartment 02	106.0 m ²
5.	apartment 04	150.1 m ²
	+ terrace	18.5 m ²
total area		274.6 m²







Information

 **2 floors** /ground floors, first floor/


 **4 rooms**


 **3 bedrooms**

 **Southwest orientation**

 **161.0 m²** /total area/

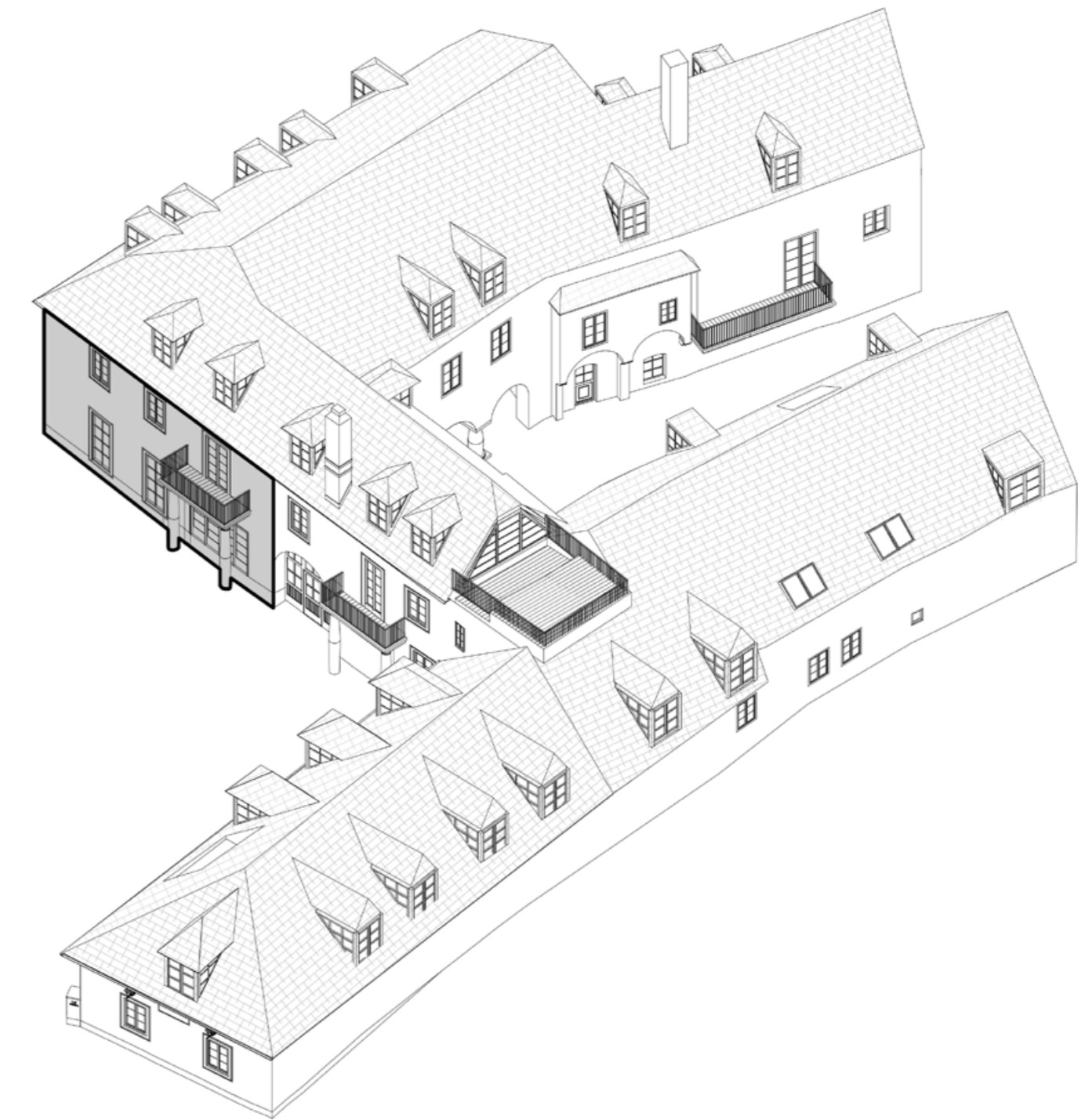
 **0 m²** /ground floor area/

 **95.1 m²** /first floor area/

 **0 m²** /second floor area/

 **49.4 m²** /terrace, balcony area/

 **285.0 m²** /private garden area/



1

apartment

1

0 1 2

ground floor

n.o.	room	area
01	entrance hall	7.77 m ²
02	guest toilet	4.0 m ²
03	storage	1.61 m ²
04	kitchen+liv.room	52.6 m ²



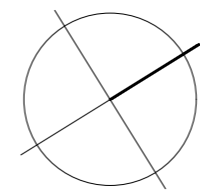
0m 1 2 6

1

0 1 2

first floor

n.o.	room	area
05	staircase	5.5 m ²
06	hall	4.6 m ²
07	bedroom	12.1 m ²
08	bedroom	16.9 m ²
09	master bed.	22.5 m ²
10	bathroom	4.7 m ²
11	wardrobe	18.3 m ²
12	bathroom	16.0 m ²



0m 1 2 6

1





1

1





1



1

1



1












1

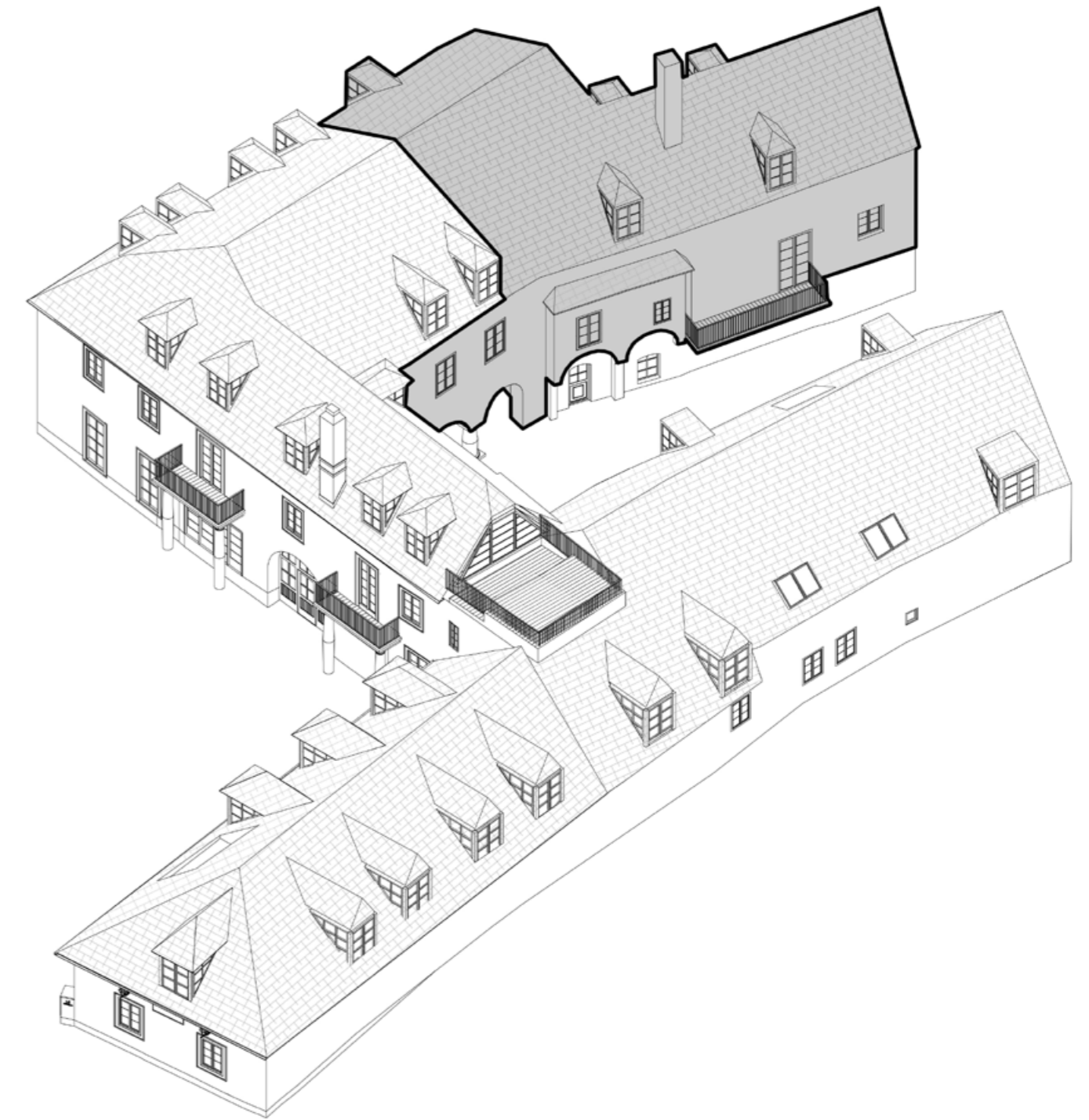




1

Information

-  **3 floors** /ground floor, first floor, second floor/
-  **6 rooms**
-  **3 bedrooms**
-  **East, West orientation**
-  **239.0 m²** /total area/
-  **28.4 m²** /ground floor area/
-  **104.5 m²** /first floor area/
-  **106.0 m²** /second floor area/
-  **30.9m²** /terrace area/



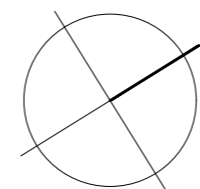
2
apartment

2

0 1 2

ground floor

n.o.	room	area
01	entrance hall	7.3 m ²
02	wardrobe	12.0 m ²
03	storage	1.7 m ²
04	bathroom	7.4 m ²

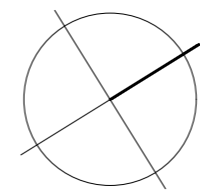


2

0 1 2

first floor

n.o.	room	area
05	staircase	12.7 m ²
06	hall	34.7 m ²
07	kitchen	25.4 m ²
08	living room	43.0 m ²

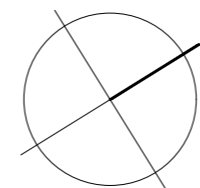


2

0 1 2

second floor

n.o.	room	area
08	hall	21.4 m ²
09	bedroom	17.6 m ²
10	bathroom	5.2 m ²
11	bathroom	5.5 m ²
12	bedroom	18.5 m ²
13	master bedroom	32.1 m ²
14	bathroom	9.4 m ²



0m 1 2 6

2



2



2



2



2



2





2

2



2





2

Information



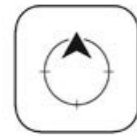
1 floor /ground floor/



3 rooms



2 bedrooms



South, West orientation



44.3 m² /garden area/



144.7 m² /ground floor/



0 m² /first floor area/



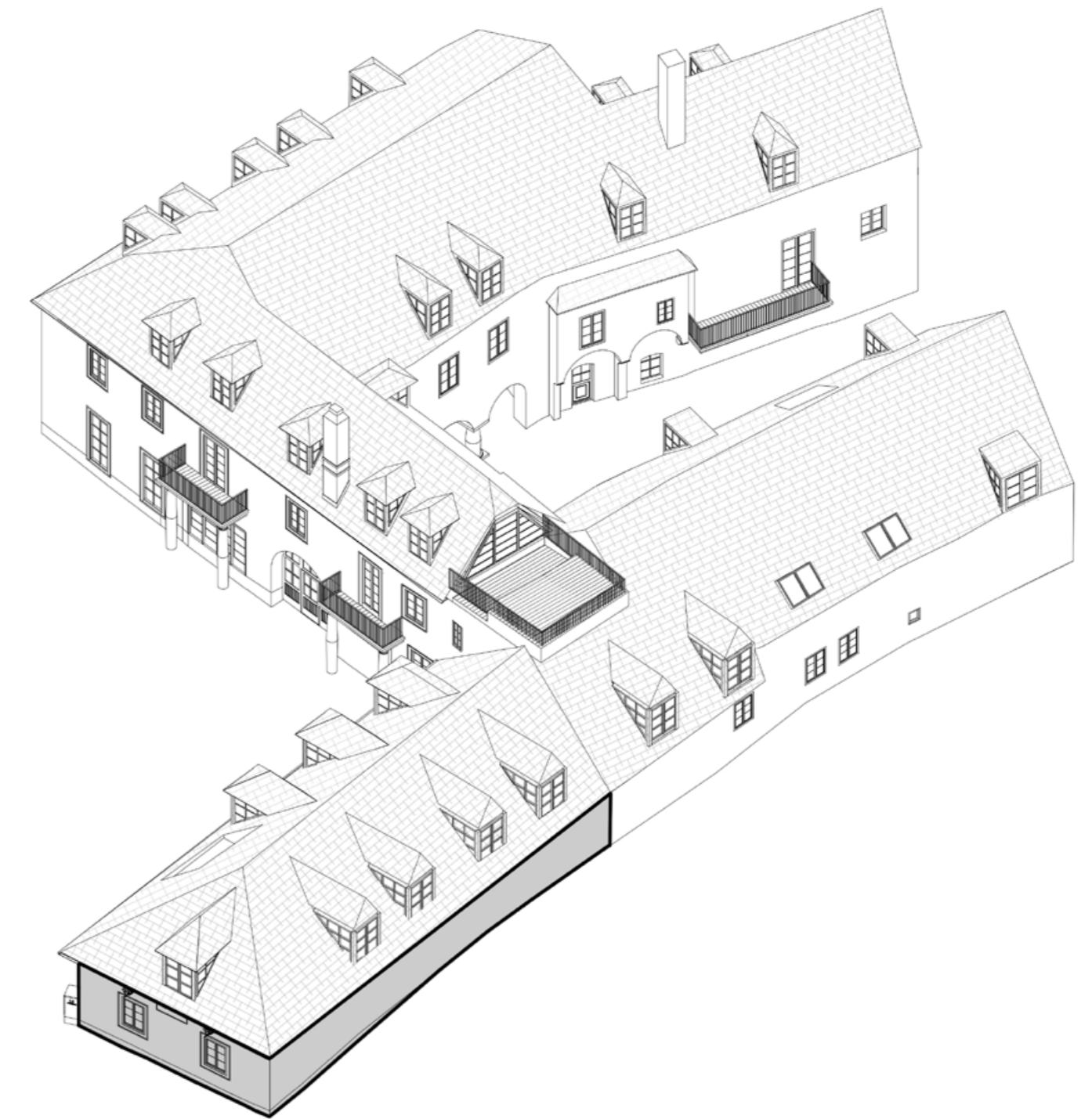
0 m² /second floor area/



44.3 m² /terrace, garden area/



45.2 m² /private garden area/



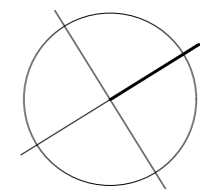
3
apartment

3

0 1 2

ground floor

n.o.	room	area
01	entrance hall	11.27 m ²
02	hall	28.8 m ²
03	guest toilet	2.8 m ²
04	bathroom	10.4 m ²
05	master bedroom	11.7 m ²
06	bedroom	11.9 m ²
07	kitchen+liv. room	67.9 m ²



0m 1 2 6

3



3





3

3





3

3





3

Information



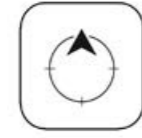
2 floors



6 rooms



2 bedrooms



East, West orientation



144.9 m² /total area/



0 111.9 m² /ground floor area/



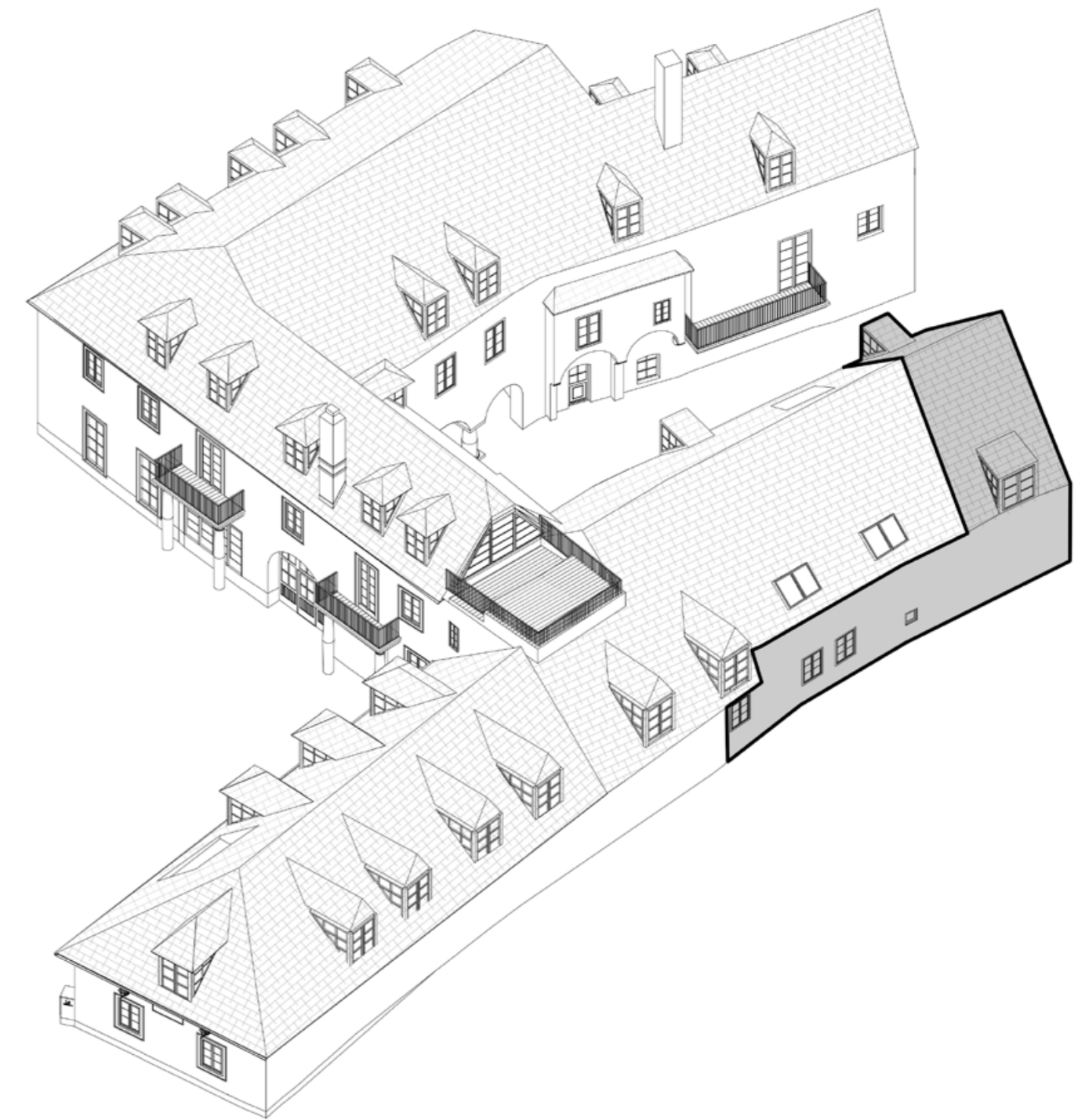
1 33.0 m² /first floor area/



2 0 m² /second floor area/



19.1 m² /terrace area/



apartment

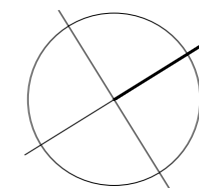
4

4

0 1 2

ground floor

n.o.	room	area
01	entrance hall	15.2 m ²
02	guest toilet	4.7 m ²
03	dining room	17.7 m ²
04	kitchen	29.2 m ²
05	hall	21.6 m ²
06	living room	23.5 m ²

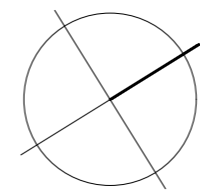


4

0 1 2

first floor

n.o.	room	area
07	hall	3.7 m ²
08	staircase	4.5 m ²
09	bedroom	11.8 m ²
10	bathroom	4.8 m ²
11	bedroom	12.7 m ²





4

4



4



4



4



Information



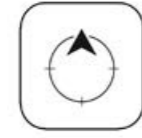
2 floors



5 rooms



4 bedrooms



East, West, South orientation



190.5 m² /total area/



0 m² /ground floor area/



40.4 m² /first floor area/



150.1 m² /second floor area/



22.2 m² /terrace area/



apartment

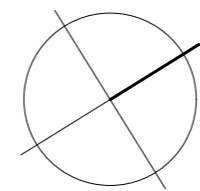
5

5

0 1 2

first floor

n.o.	room	area
01	entrance hall	3.6 m ²
02	bedroom	10.0 m ²
03	bathroom	2.7 m ²
04	guest toilet	2.5 m ²
05	hall	21.6 m ²

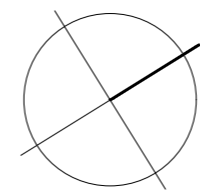


5

0 1 2

second floor

n.o.	room	area
06	living room	36.0 m ²
07	kitchen	37.3 m ²
08	master bedroom	17.7 m ²
09	bathroom	7.6 m ²
10	hall	7.0 m ²
11	bedroom	16.3 m ²
12	bathroom	5.7 m ²
13	bedroom	22.6 m ²



0m 1 2 6

5



5



5



5



5



Information



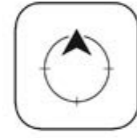
1 floor/first floor/



4 rooms



3 bedrooms



East, West orientation



146.6 m²/total area/



0 m²/ground floor area/



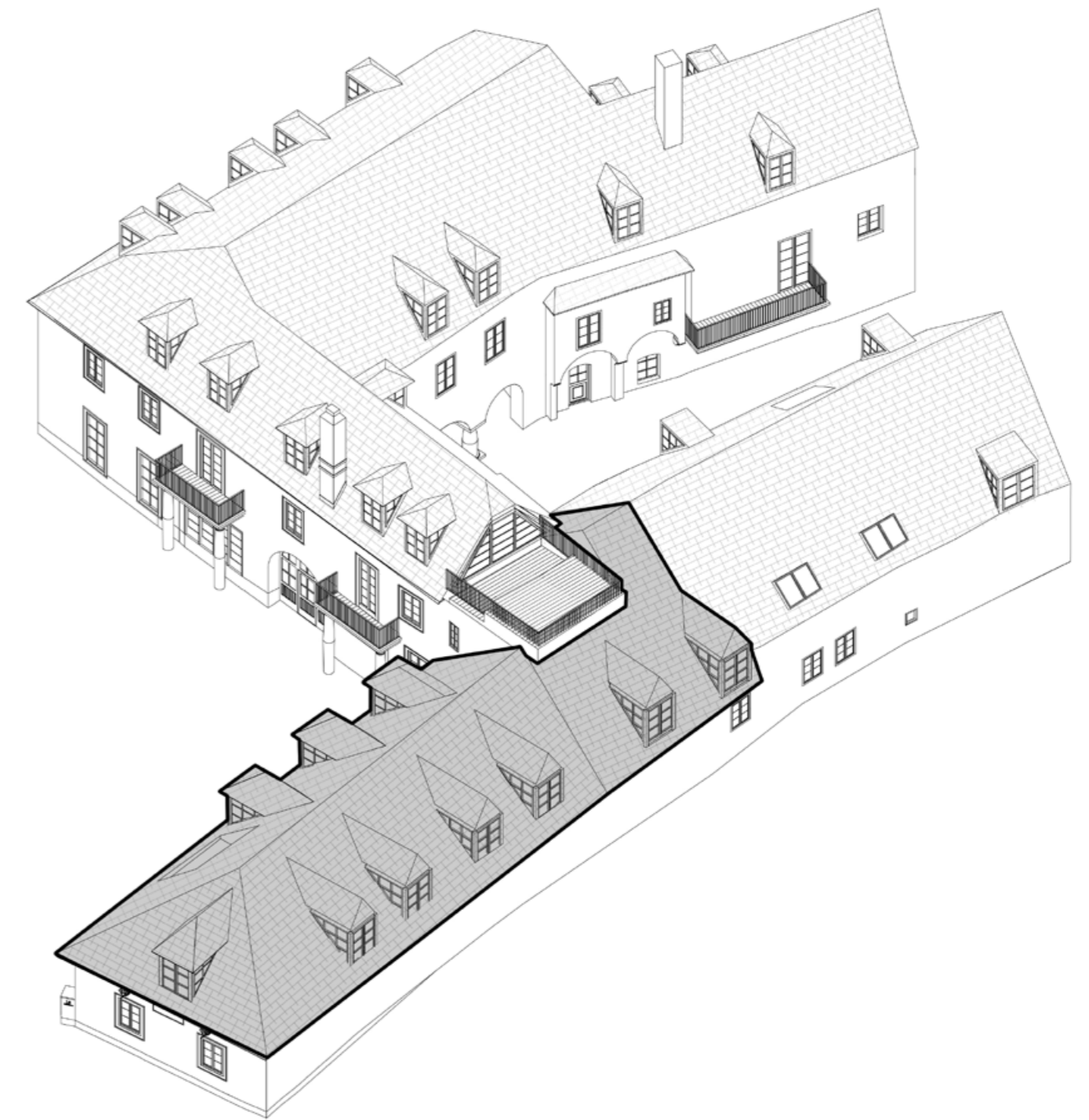
146.6 m²/first floor area/



0 m²/second floor area/



10.8 m²/terrace area/



apartment

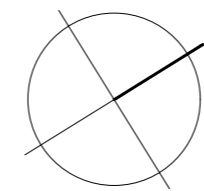
6

6

0 1 2

ground floor

n.o.	room	area
01	entrance hall	13.6 m ²
02	kitchen+liv. room	80.5 m ²
03	guest toilet	1.2 m ²
04	bedroom	20.4 m ²
05	bathroom	6.2 m ²
06	hall	2.6 m ²
07	master bedroom	17.4 m ²
08	bathroom	4.8 m ²



6



6



6



6





6

Information



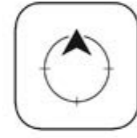
1 floors /first floor/



3 rooms



2 bedrooms



East, West orientation



92.1 m² /total area/



0 m² /ground floor area/



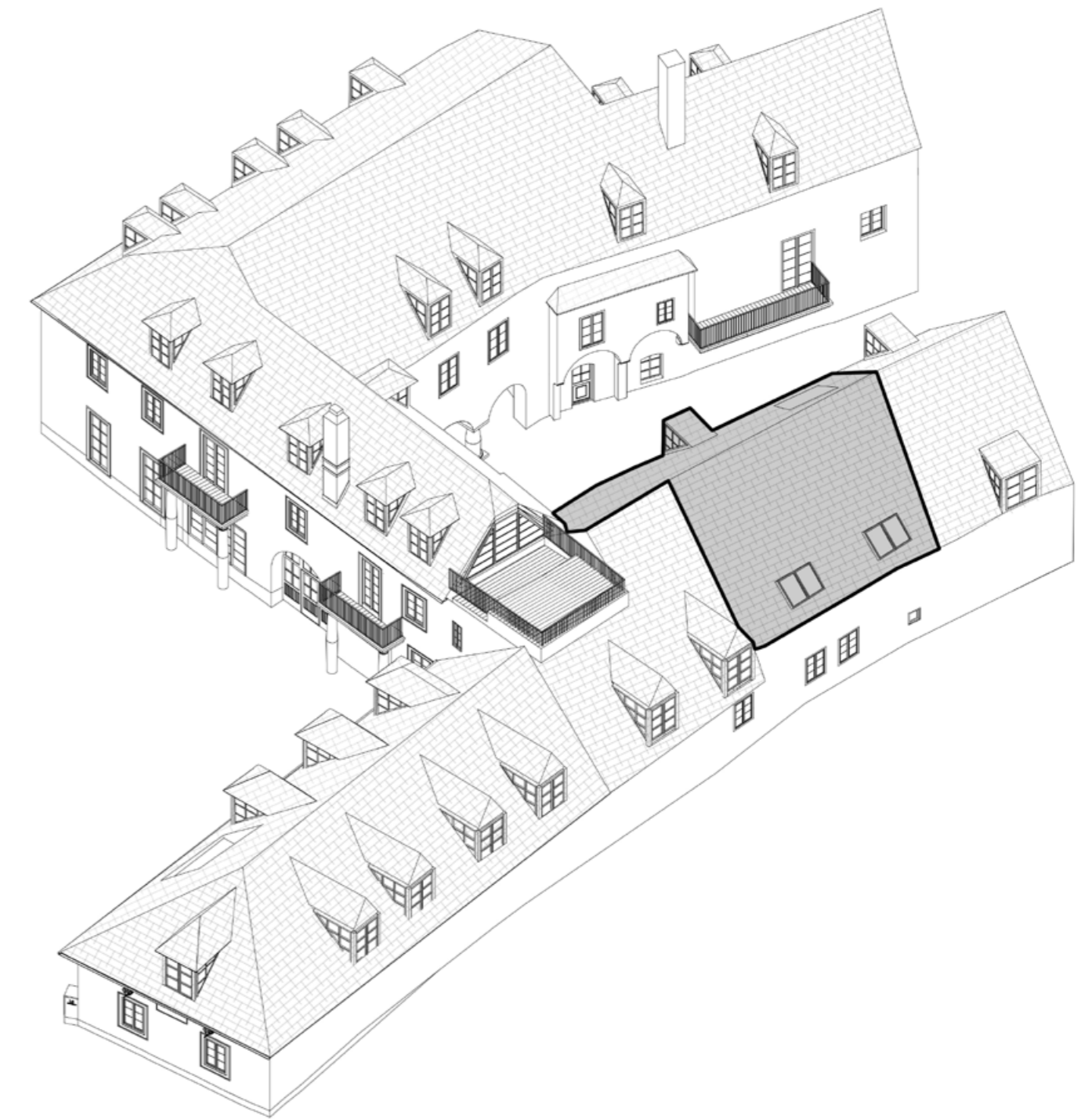
92.1 m² /first floor area/



0 m² /second floor area/



8.0 m² /terrace area/



apartment

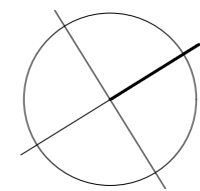
7

7

0 1 2

first floor

n.o.	room	area
01	entrance hall	2.3 m ²
02	wardrobe	4.7 m ²
03	guest toilet	1.7 m ²
04	kitchen+liv. room	44.4 m ²
05	hall	2.4 m ²
06	bathroom	4.8 m ²
07	master bedroom	19.2 m ²
08	bedroom	12.3 m ²



7





7

7



7



7

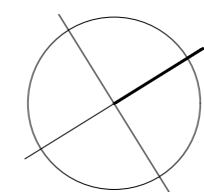
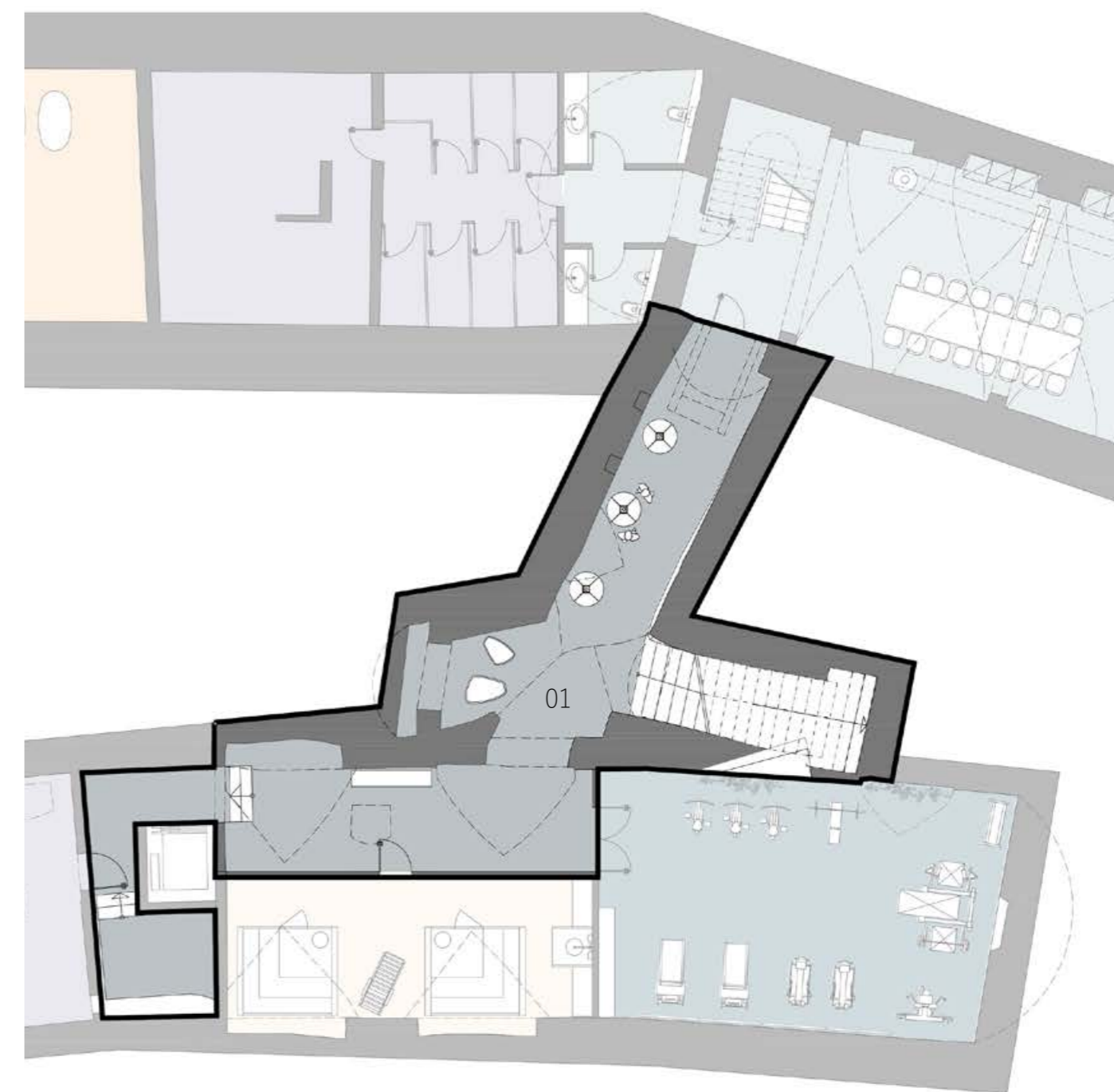




historical cellar

event area

n.o.	room	area
01	event area	73.2 m ²

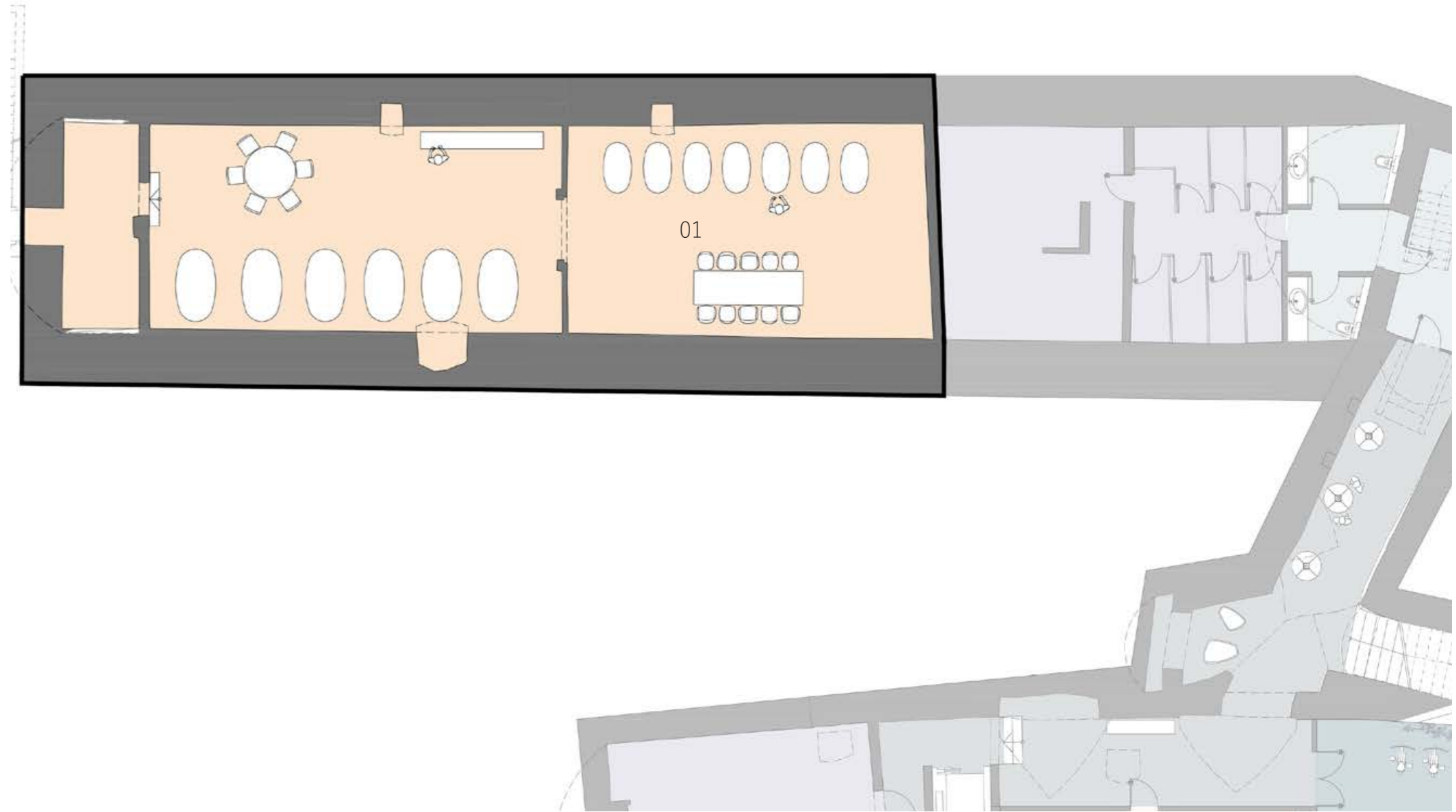


event area



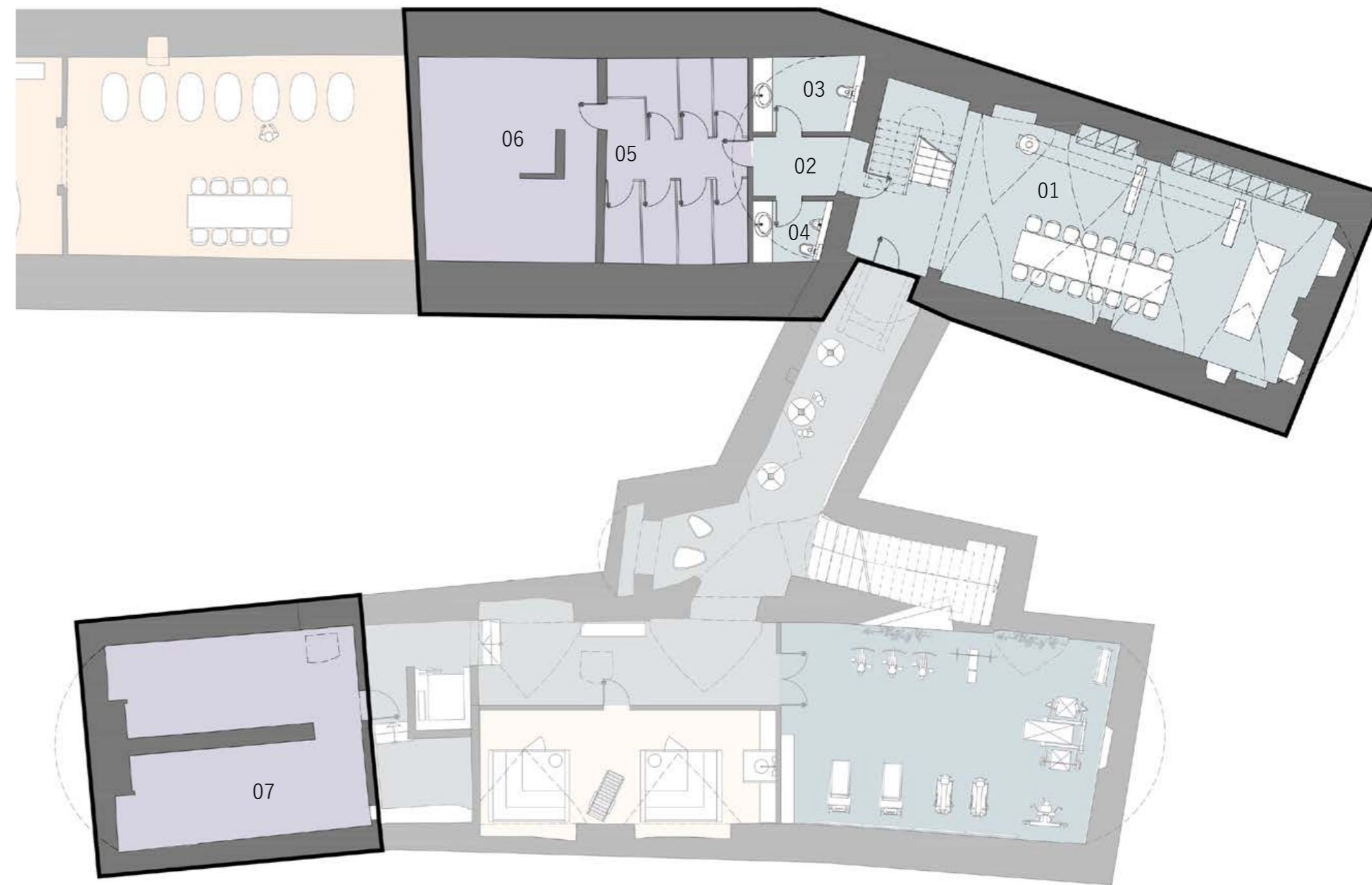


event area



<u>n.o.</u>	<u>room</u>	<u>area</u>
01	retail (wine cellar)	144.8 m ²

wine cellar



n.o.	room	area
01	community area	79.3 m ²
02	hall	5.0 m ²
03	toilet	7.4 m ²
04	toilet	4.1 m ²
05	storage	27.3 m ²
06	technic room	34.1 m ²
07	storage	43.8 m ²

community area





community area

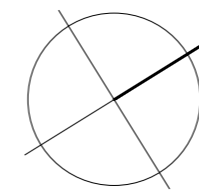


community area



<u>n.o.</u>	<u>room</u>	<u>area</u>
01	wellness	31.6 m ²
02	fitness	62.5 m ²

fitness, wellness





private fitness



private fitness

private wellness



