



## Exclusive residence in the castle park above Ambras Castle in Innsbruck - Austria



### Informazioni sull'Agente

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### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 2,896,168.61

### Posizione

Nazione:	Austria
Stato / Regione / Provincia:	Tyrol
Città:	Innsbruck
Cap:	6020
Pubblicato:	22/02/2026

### Descrizione:

Exclusive residence in the castle park above Ambras Castle in Innsbruck - Austria

The Villa am Schlosspark is an exceptional new-build residence in one of Innsbruck's most sought-after residential areas. Located above the historic Ambras Castle, this project combines architectural elegance, modern living comfort and the unmistakable charm of a historic building. The villa comprises two exclusive residential units (Top I and Top II) and is part of a high-quality complex with park-like open spaces.

The property is located in Innsbruck, in a quiet, elevated position with high recreational value. The adjacent Ambras Castle Park, extensive hiking trails and the proximity to nature offer ideal conditions for nature lovers and those seeking peace and quiet.

- + Very good connections to Innsbruck city center, the main train station and shopping facilities (less than 10 minutes' drive)
- + Public transport (bus line 4134, local train line 6) within walking distance
- + Quick connection to the Inntal highway

The villa will be completely rebuilt, whereby the historic outer shell of the building, which was originally built around 1820, will be retained true to the original. The façade divisions, cornices, chamfers and the



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classic roof shape with clay tiles will preserve the historical character, while the most modern construction and living standards will be implemented inside.

The villa - residential units at a glance

Top I - Spacious family residence

Purchase price: € 1,599,000

Living space: approx. 120 m<sup>2</sup>

Total usable area: approx. 210 m<sup>2</sup>

Rooms: 4

Garden: approx. 150 m<sup>2</sup>

Terrace & balcony: approx. 26.5 m<sup>2</sup>

Underground garage: 2 parking spaces

Room concept:

Basement: Spacious wellness and leisure area with sauna, relaxation room, storage and technical areas - ideal for spa, fitness or wine cellar

First floor: Open-plan living/dining and kitchen area with direct access to the terrace and private garden

Upper floor: Two bedrooms, elegant bathroom, balcony

Top floor: Lounge area with a special retreat character

This unit offers maximum living comfort with plenty of privacy and exceptional additional space.

Top II - Elegant living on several levels

Purchase price: € 869,000

Living space: approx. 84 m<sup>2</sup>

Total usable area: approx. 113 m<sup>2</sup>

Rooms: 4

Garden: approx. 64 m<sup>2</sup>

Terrace: approx. 12 m<sup>2</sup>

Underground garage: 2 parking spaces

Room concept:

Basement: entrance hall, cellar and ancillary areas

First floor: living/dining area with kitchen and access to the terrace and garden

Upper floor: Bedroom, further room, bathroom

Top floor: Spacious bedroom with special ceiling height

The villa meets the highest standards in the luxury segment:

Energy-efficient heat pump (geothermal)

Low-temperature underfloor heating with cooling function

Central apartment comfort ventilation with heat recovery (bluMartin freeAir)

Box-type windows in high-quality design

Oak wood parquet in all living areas

Porcelain stoneware tiles in bathrooms and sanitary rooms

High-quality sanitary equipment from Alape, fittings e.g. Dornbracht or equivalent



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Apartment entrance doors with multi-point locks  
Preparation for electric charging station in the underground garage  
Each unit has individually controllable heating circuits, separate consumption meters and high-quality electrical and media technology.

The three buildings of the entire complex are arranged on a shared underground garage and surrounded by a landscaped parking area. The residents have access to

Park-like green areas  
Garden house with terrace for general use  
Visitor parking spaces  
Bicycle and baby carriage rooms  
Modern locking and intercom system  
The private gardens are landscaped and offer a high quality of living with maximum privacy.

9045 Real Estate is an independent boutique agency based in Germany with a network of partners - specializing in exclusive properties and tailor-made advice.

Architect: Atelier Rainer Köberl

Completion: 2025

Units: 2 (Top I & Top II)

Construction method: New construction with preservation of the historic building shell (approx. 1820)

Foundations / basement: Reinforced concrete  
Exterior walls: Solid brick construction  
Ceilings: Reinforced concrete  
Roof: Wooden roof truss with clay tile covering  
Heating, energy & ventilation  
Heating/cooling: Underfloor heating with cooling function  
Energy: Geothermal energy / heat pump  
Hot water: Central via heat pump  
Ventilation: Comfort ventilation with heat recovery (bluMartin freeAir)  
PV system: On the roof of Haus Laubenruh  
Windows: Box-type windows  
Entrance doors: Security doors with multi-point locks  
Floor coverings: Oak parquet, porcelain stoneware in wet rooms  
Sanitary: Alape ceramics, Dornbracht fittings or equivalent  
Connected load: 6 kW per unit  
Switch range: Berker S1 or equivalent  
TV: SAT / DVB-T2, cable prepared  
Data: Telephone & internet cabling prepared  
Underground garage: 2 parking spaces per unit  
E-charging station: preparation available  
HWB: 42.70 kWh/m<sup>2</sup>a  
fGEE: 0.70



The property is situated in one of the most attractive locations in Innsbruck, the capital of Tyrol, which is considered the cultural, economic and tourist center of the region. The city combines urban life with close proximity to the impressive Alps, offering a unique quality of life.

A wide range of shopping facilities, restaurants, cafés and cultural institutions such as museums, theaters and event centers can be found in the immediate vicinity. Schools, kindergartens and medical care facilities are also within easy reach, making the location particularly family-friendly.

The transport links are excellent: public transport such as buses and trains as well as the connection to the Innsbruck ring road and the A12 highway ensure fast connections within the city and to the surrounding regions. In addition, Innsbruck International Airport is only a few kilometers away.

Thanks to this ideal combination of urban infrastructure, excellent connections and proximity to nature, the location offers long-term added value both for owner-occupation and as an investment property.

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In the event of a sale, the commission is 3.60% (incl. 20% Austrian VAT) of the notarized purchase price. The real estate agent has concluded a commission-based brokerage contract with the seller for the same amount.

## Comune

Finito piedi quadrati: 204 mq  
Dimensione del lotto: 329.43 mq

## Lease terms

Date Available:

## Informazioni aggiuntive

URL del sito: [http://www.arkadia.com/HOHM-T238/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/HOHM-T238/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

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