

Stand: Dezember 2025

# Das Gutschi



Luxuswohnen  
in den  
Weinbergen

Ein Projekt der







## Bestand erhalten





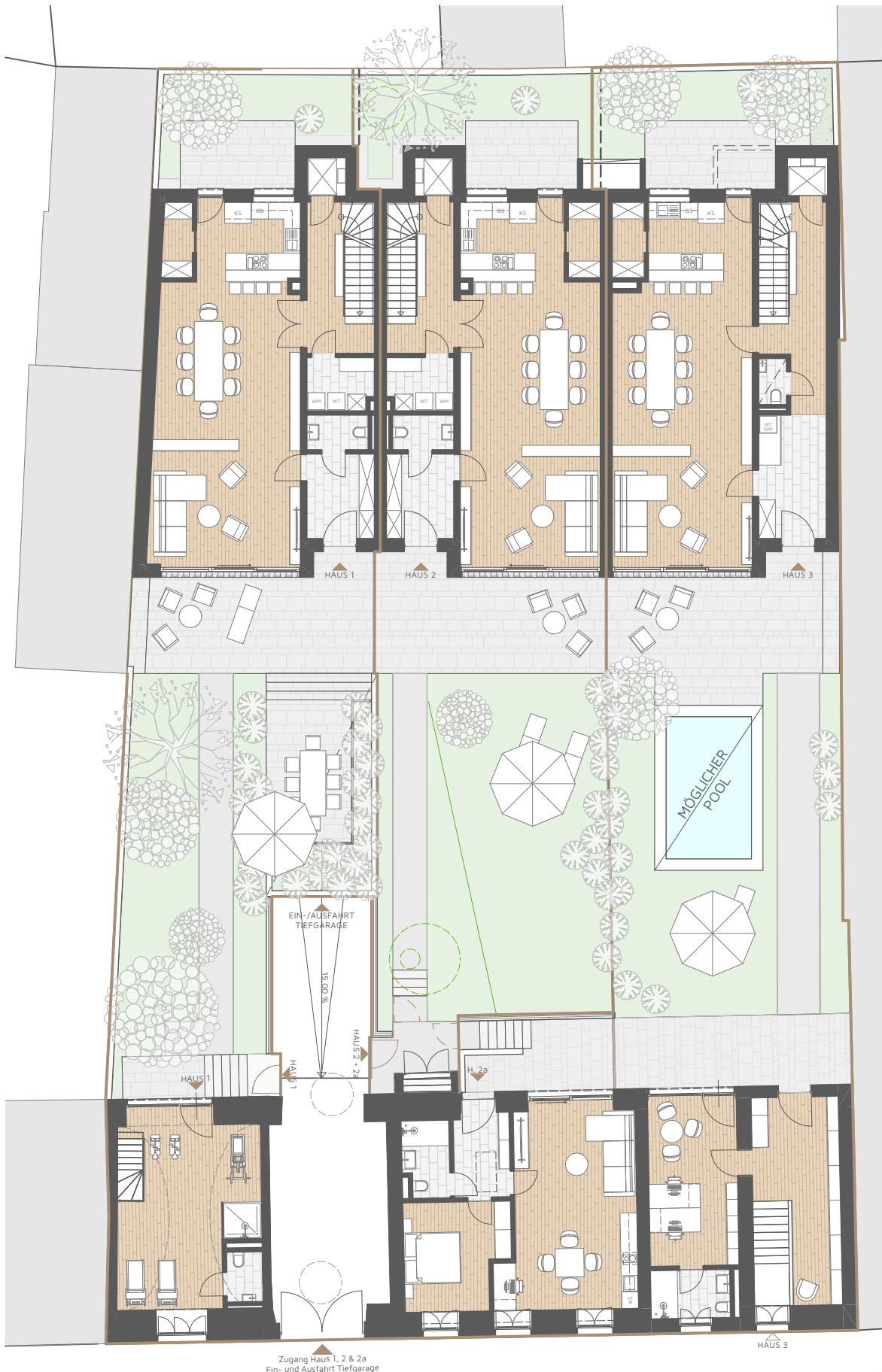
*Das Gutschi*  
*neuen Luxus schaffen*



## FLÄCHENÜBERSICHT

NFL Bestand	NFL Neubau	NFL Gesamt	Erdkeller	Balkon	Garten	Terrassen
HAUS 1	31,83 m <sup>2</sup>	168,19 m <sup>2</sup>	200,02 m <sup>2</sup>	17,35 m <sup>2</sup>	4,57 m <sup>2</sup>	124,78 m <sup>2</sup>
HAUS 2		163,96 m <sup>2</sup>	163,96 m <sup>2</sup>	61,95 m <sup>2</sup>	4,72 m <sup>2</sup>	150,26 m <sup>2</sup>
HAUS 2a	55,04 m <sup>2</sup>		55,04 m <sup>2</sup>			11,30 m <sup>2</sup>
Mögliche eigene Einheit						
HAUS 3	41,83 m <sup>2</sup>	171,69 m <sup>2</sup>	213,52 m <sup>2</sup>		4,73 m <sup>2</sup>	146,37 m <sup>2</sup>
Gesamt	128,70 m <sup>2</sup>	503,84 m <sup>2</sup>	632,54 m <sup>2</sup>	79,30 m <sup>2</sup>	14,02 m <sup>2</sup>	421,41 m <sup>2</sup>
						338,91 m <sup>2</sup>





**HAUS 1**

WNFL Bestand	31,83 m <sup>2</sup>
WNFL Neubau	168,19 m <sup>2</sup>
Erdkeller	17,35 m <sup>2</sup>
Balkon	4,57 m <sup>2</sup>
Freiraum	124,78 m <sup>2</sup>
Terrasse	116,31 m <sup>2</sup>

**HAUS 2**

WNFL Neubau	163,96 m <sup>2</sup>
Erdkeller	61,95 m <sup>2</sup>
Balkon	4,72 m <sup>2</sup>
Freiraum	150,26 m <sup>2</sup>
Terrasse	92,05 m <sup>2</sup>

**HAUS 2a - mögl. eigene Einheit**

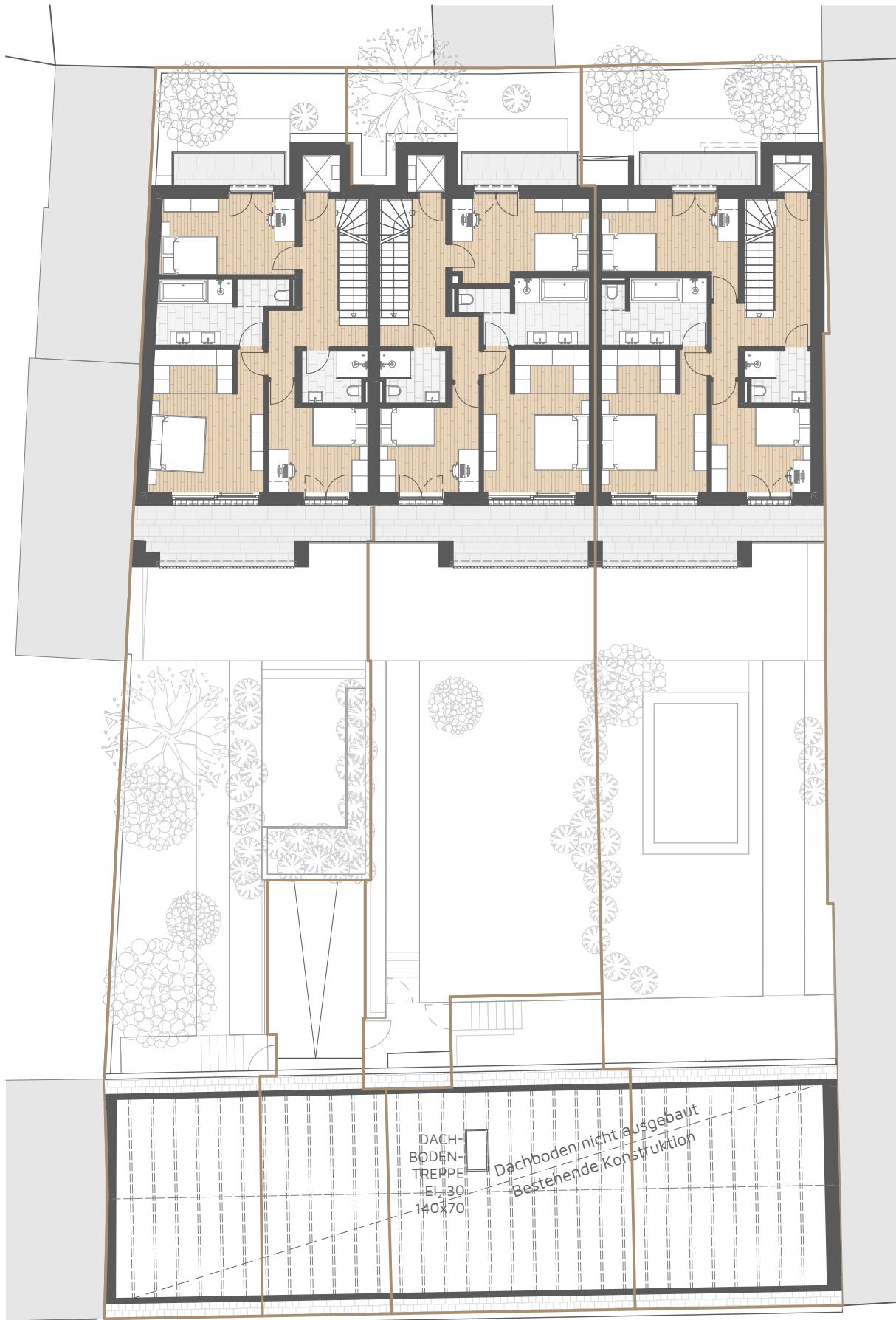
WNFL Bestand	55,04 m <sup>2</sup>
Terrasse	11,30 m <sup>2</sup>

**HAUS 3**

WNFL Bestand	41,83 m <sup>2</sup>
WNFL Neubau	171,69 m <sup>2</sup>
Balkon	4,73 m <sup>2</sup>
Freiraum	146,37 m <sup>2</sup>
Terrasse	119,25 m <sup>2</sup>

0 5 10 m

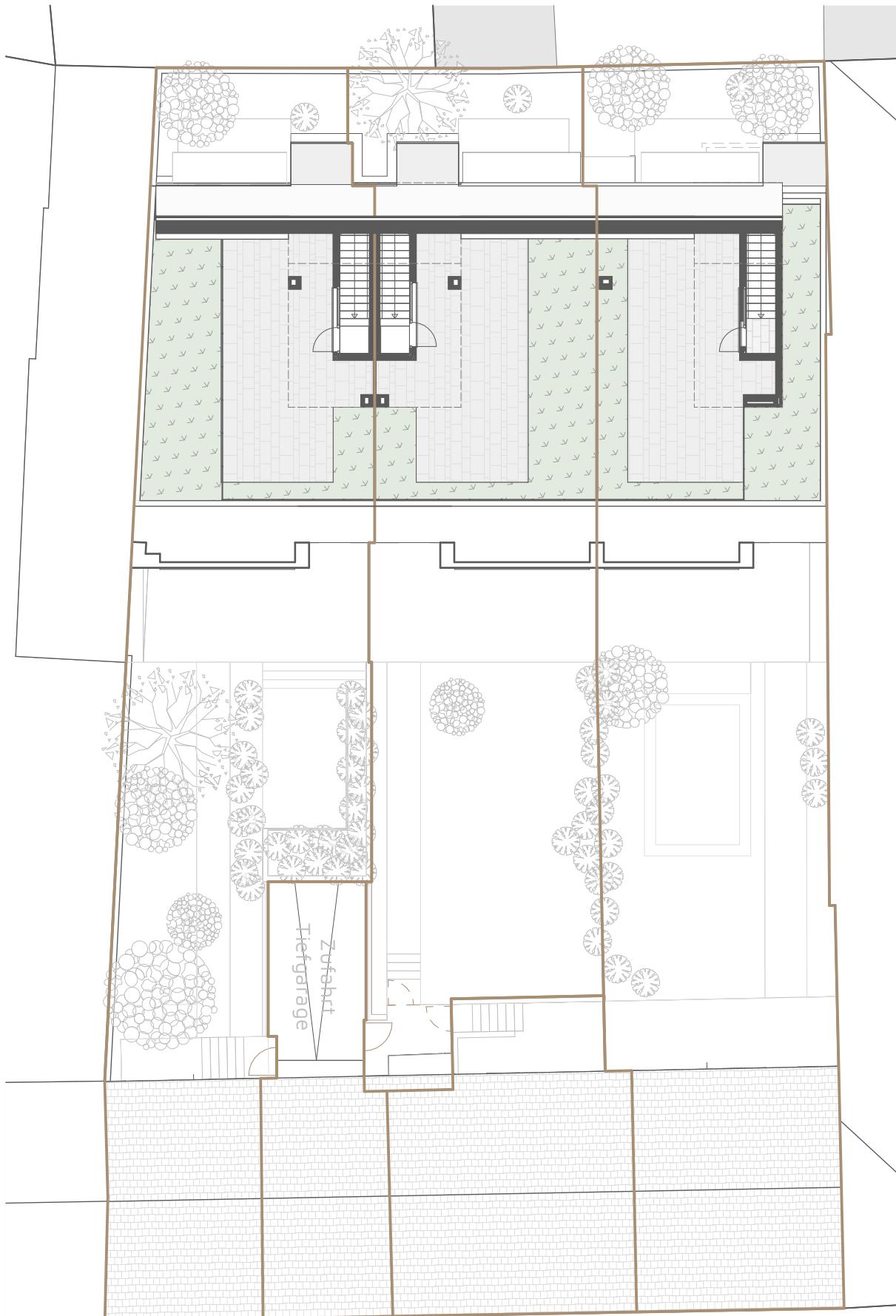




NEUSTIFTGASSE

0 5 10 m





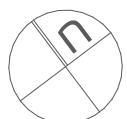
HAUS 1	
WNFL Bestand	31,83 m <sup>2</sup>
WNFL Neubau	168,19 m <sup>2</sup>
Erdkeller	17,35 m <sup>2</sup>
Balkon	4,57 m <sup>2</sup>
Freiraum	124,78 m <sup>2</sup>
Terrasse	116,31 m <sup>2</sup>

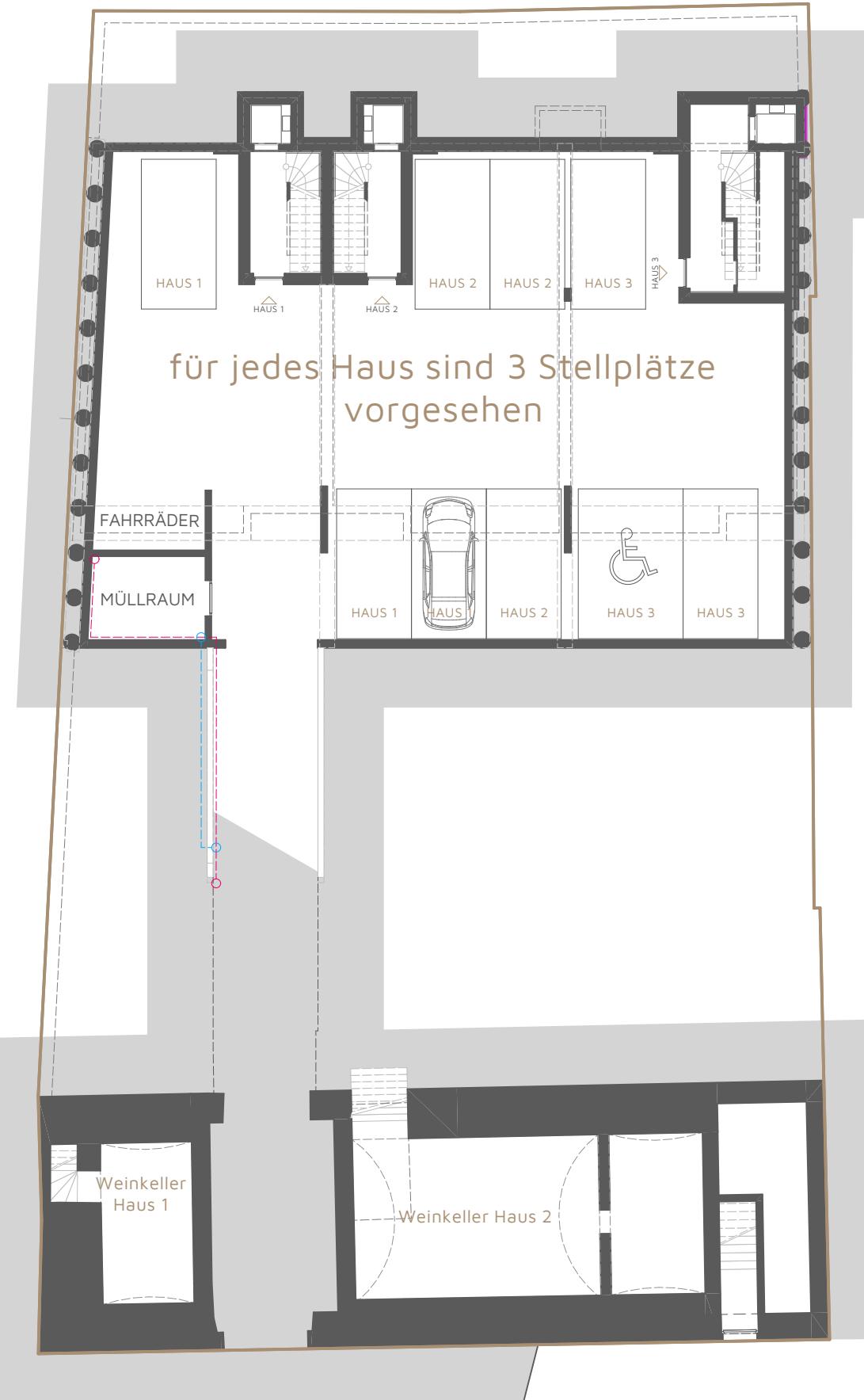
HAUS 2	
WNFL Neubau	163,96 m <sup>2</sup>
Erdkeller	61,95 m <sup>2</sup>
Balkon	4,72 m <sup>2</sup>
Freiraum	150,26 m <sup>2</sup>
Terrasse	92,05 m <sup>2</sup>

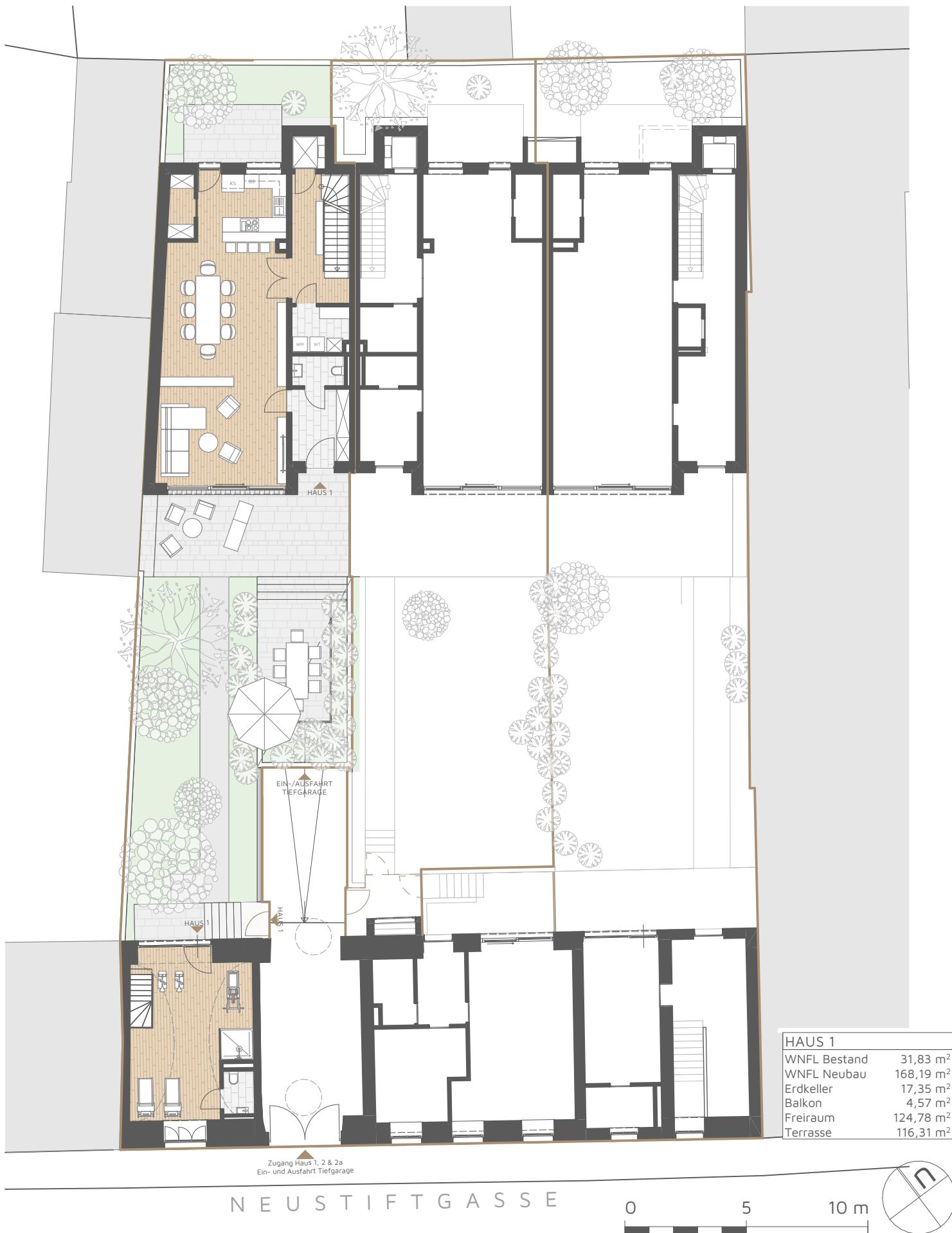
HAUS 2a - mögl. eigene Einheit	
WNFL Bestand	55,04 m <sup>2</sup>
Terrasse	11,30 m <sup>2</sup>

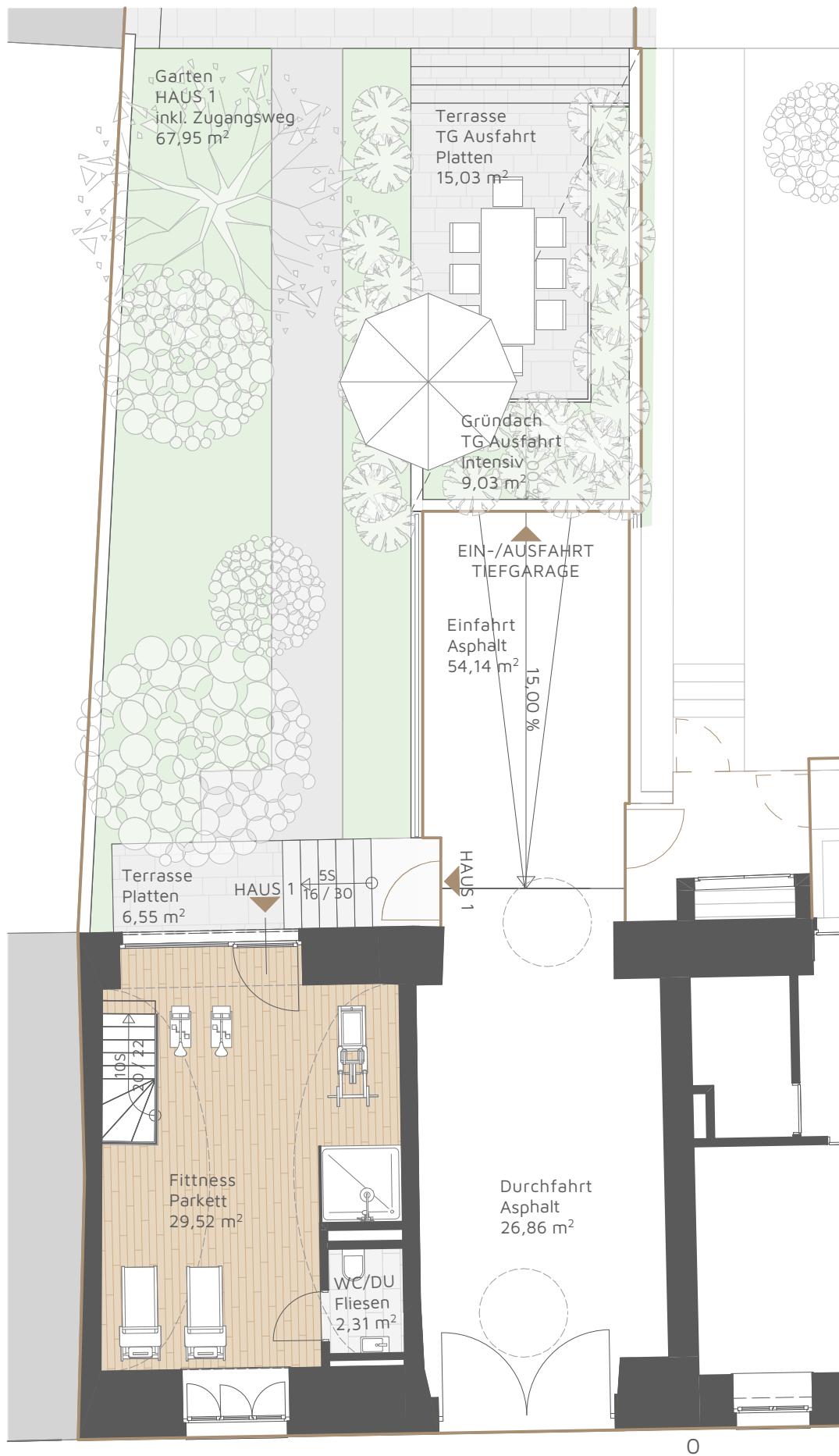
HAUS 3	
WNFL Bestand	41,83 m <sup>2</sup>
WNFL Neubau	171,69 m <sup>2</sup>
Balkon	4,73 m <sup>2</sup>
Freiraum	146,37 m <sup>2</sup>
Terrasse	119,25 m <sup>2</sup>

0 5 10 m

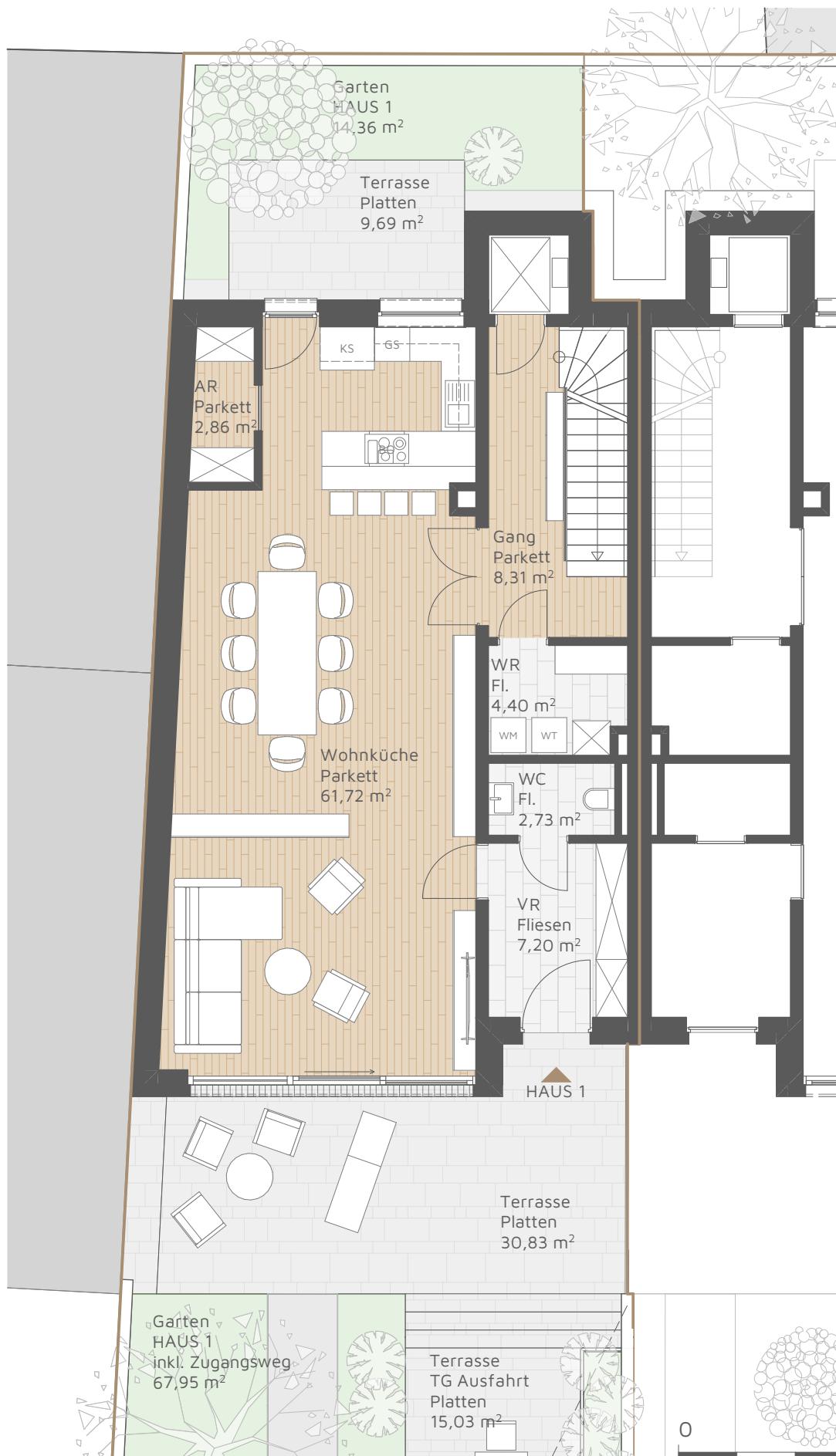








HAUS 1	
WNFL Bestand	31,83 m <sup>2</sup>
WNFL Neubau	168,19 m <sup>2</sup>
Erdkeller	17,35 m <sup>2</sup>
Balkon	4,57 m <sup>2</sup>
Freiraum	124,78 m <sup>2</sup>
Terrasse	116,31 m <sup>2</sup>

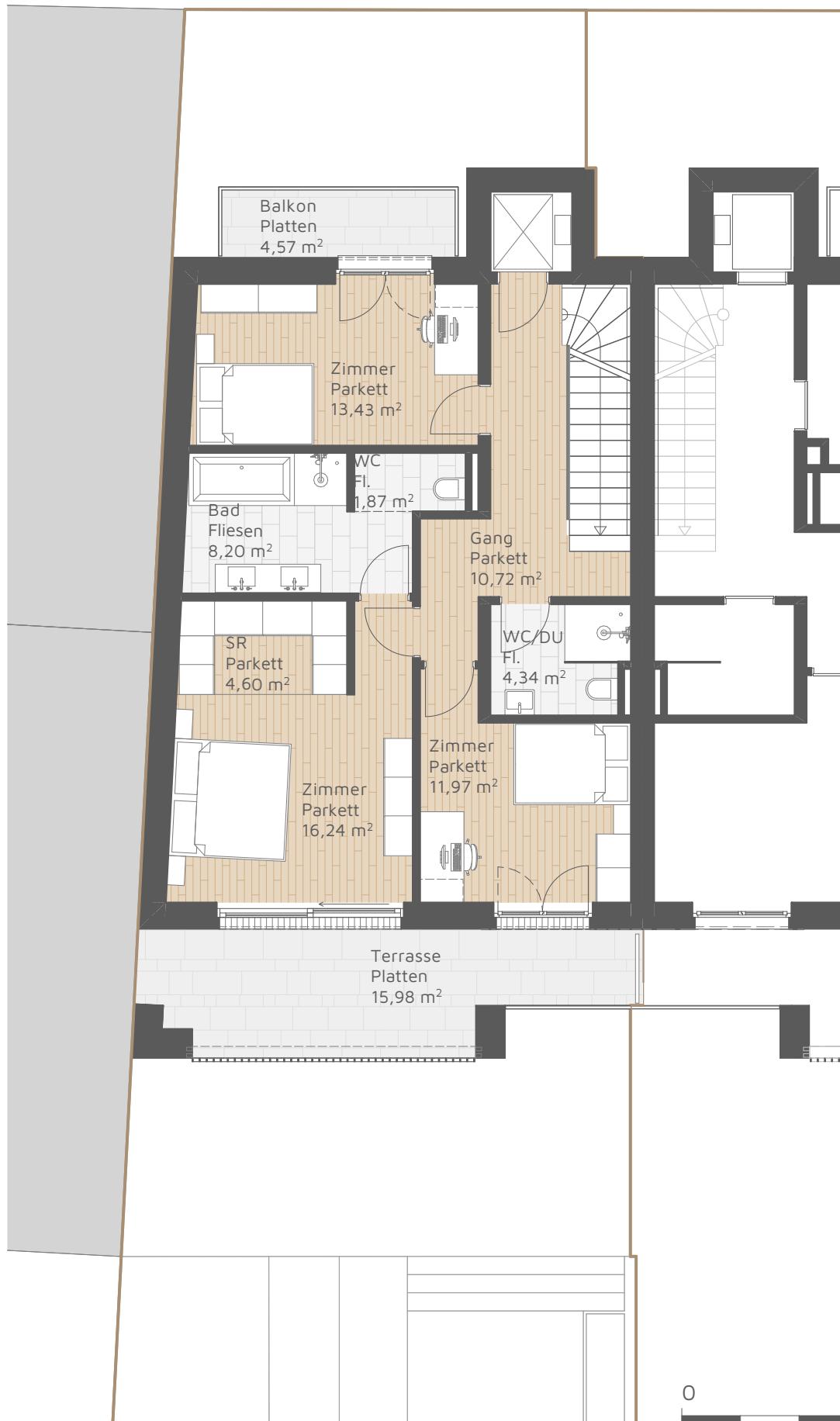


HAUS 1	
WNFL Bestand	31,83 m <sup>2</sup>
WNFL Neubau	168,19 m <sup>2</sup>
Erdkeller	17,35 m <sup>2</sup>
Balkon	4,57 m <sup>2</sup>
Freiraum	124,78 m <sup>2</sup>
Terrasse	116,31 m <sup>2</sup>

0

5 m

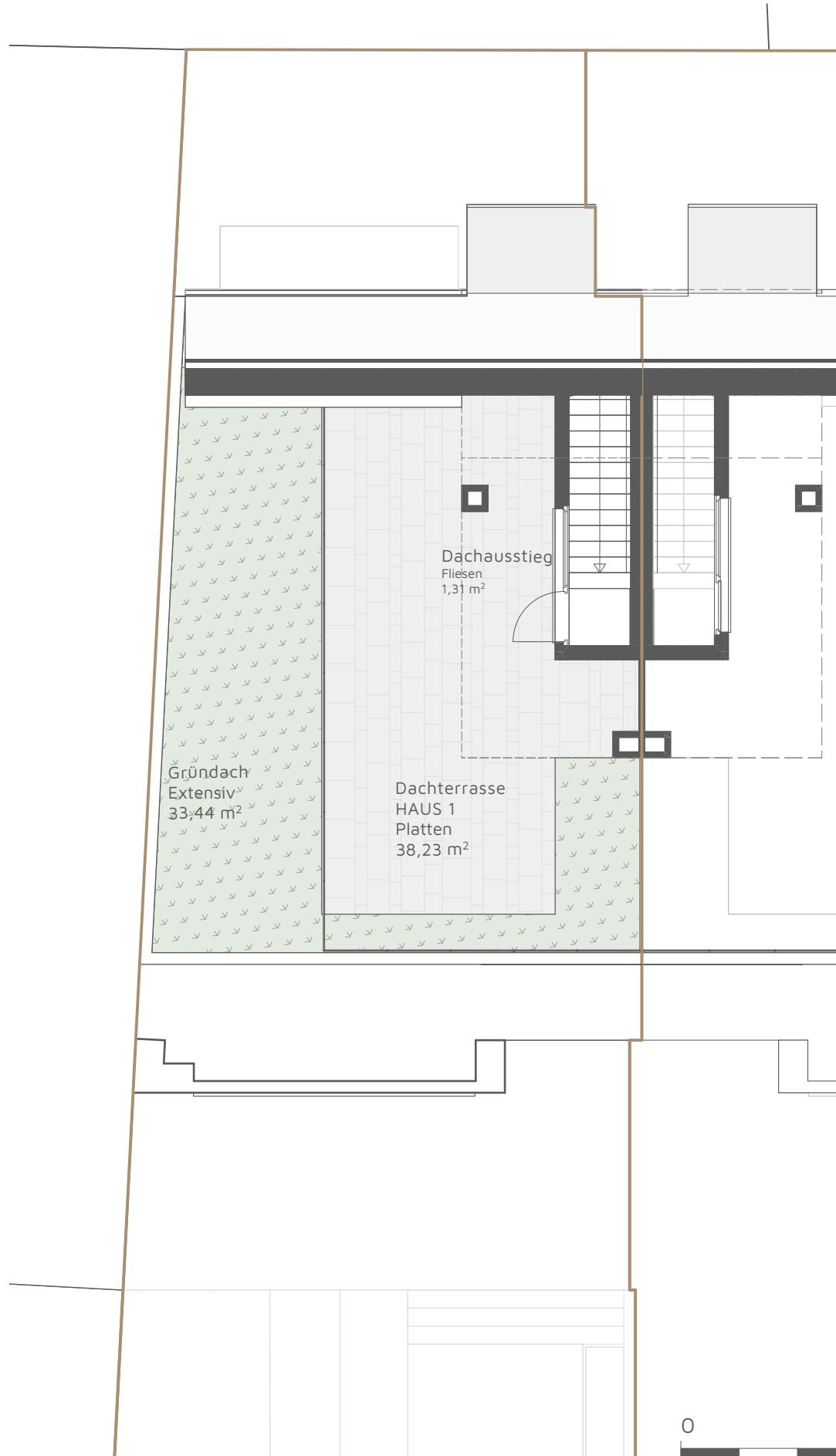




HAUS 1	
WNFL Bestand	31,83 m <sup>2</sup>
WNFL Neubau	168,19 m <sup>2</sup>
Erdkeller	17,35 m <sup>2</sup>
Balkon	4,57 m <sup>2</sup>
Freiraum	124,78 m <sup>2</sup>
Terrasse	116,31 m <sup>2</sup>

0 5 m

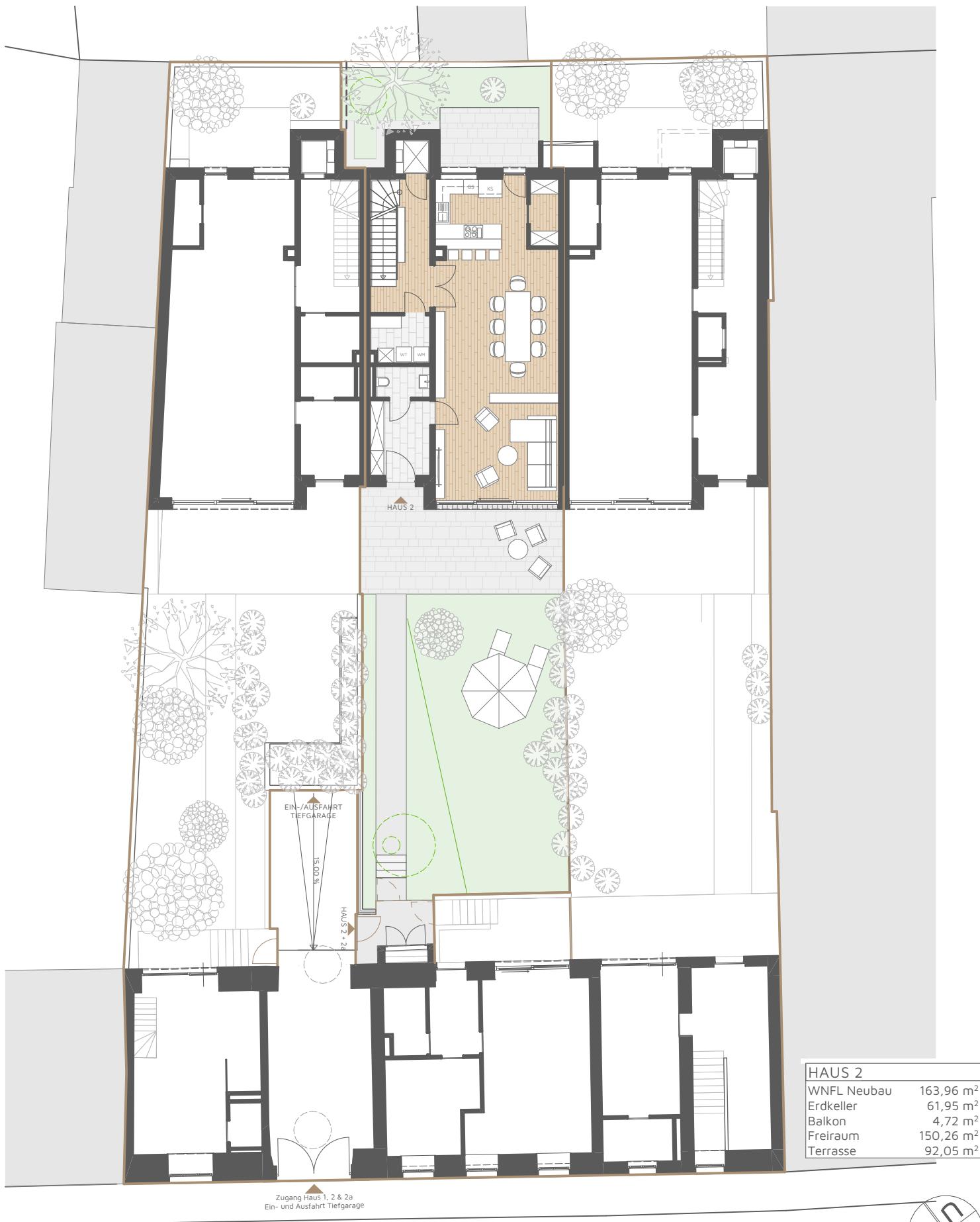


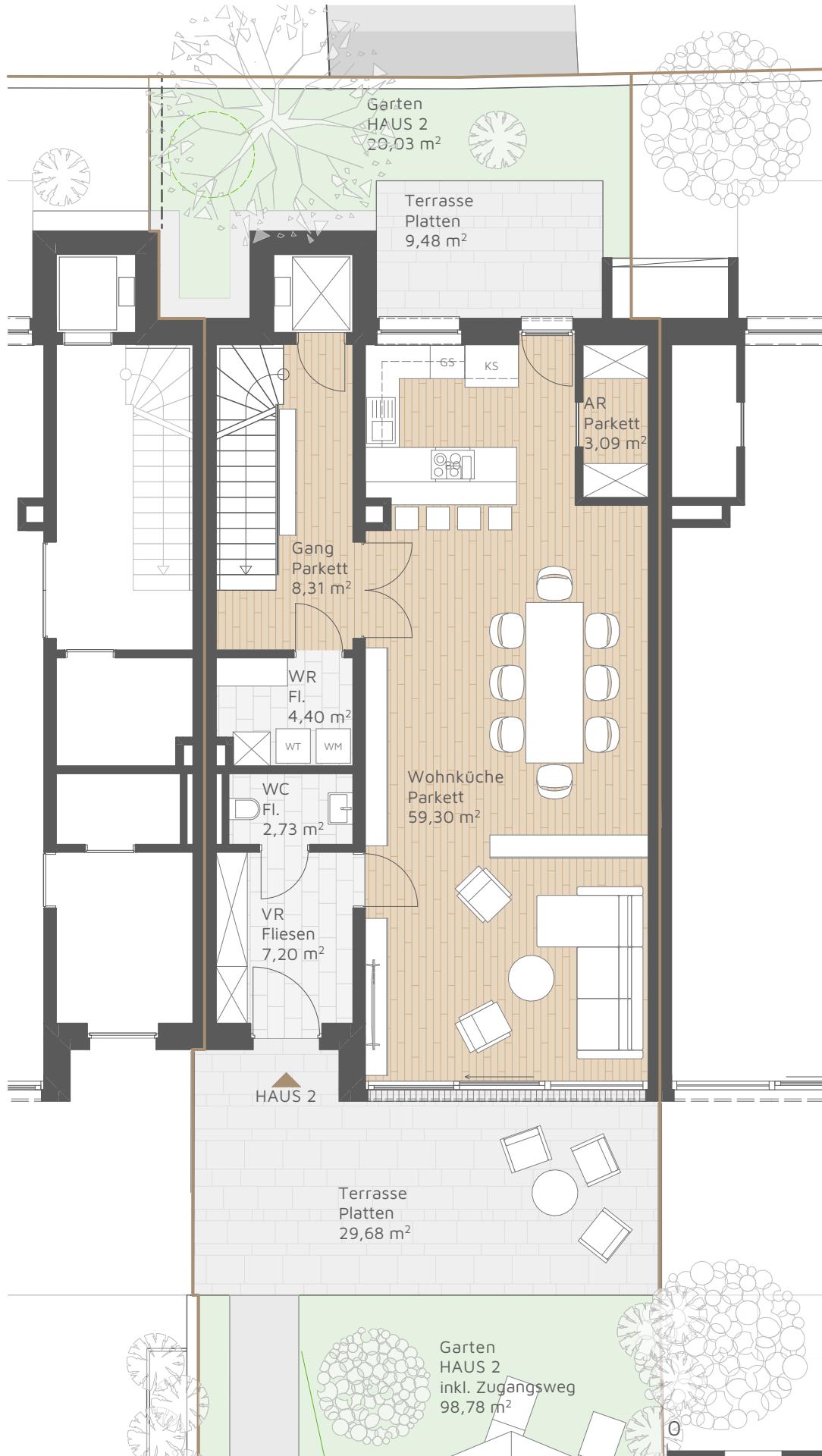


HAUS 1	
WNFL Bestand	31,83 m <sup>2</sup>
WNFL Neubau	168,19 m <sup>2</sup>
Erdkeller	17,35 m <sup>2</sup>
Balkon	4,57 m <sup>2</sup>
Freiraum	124,78 m <sup>2</sup>
Terrasse	116,31 m <sup>2</sup>

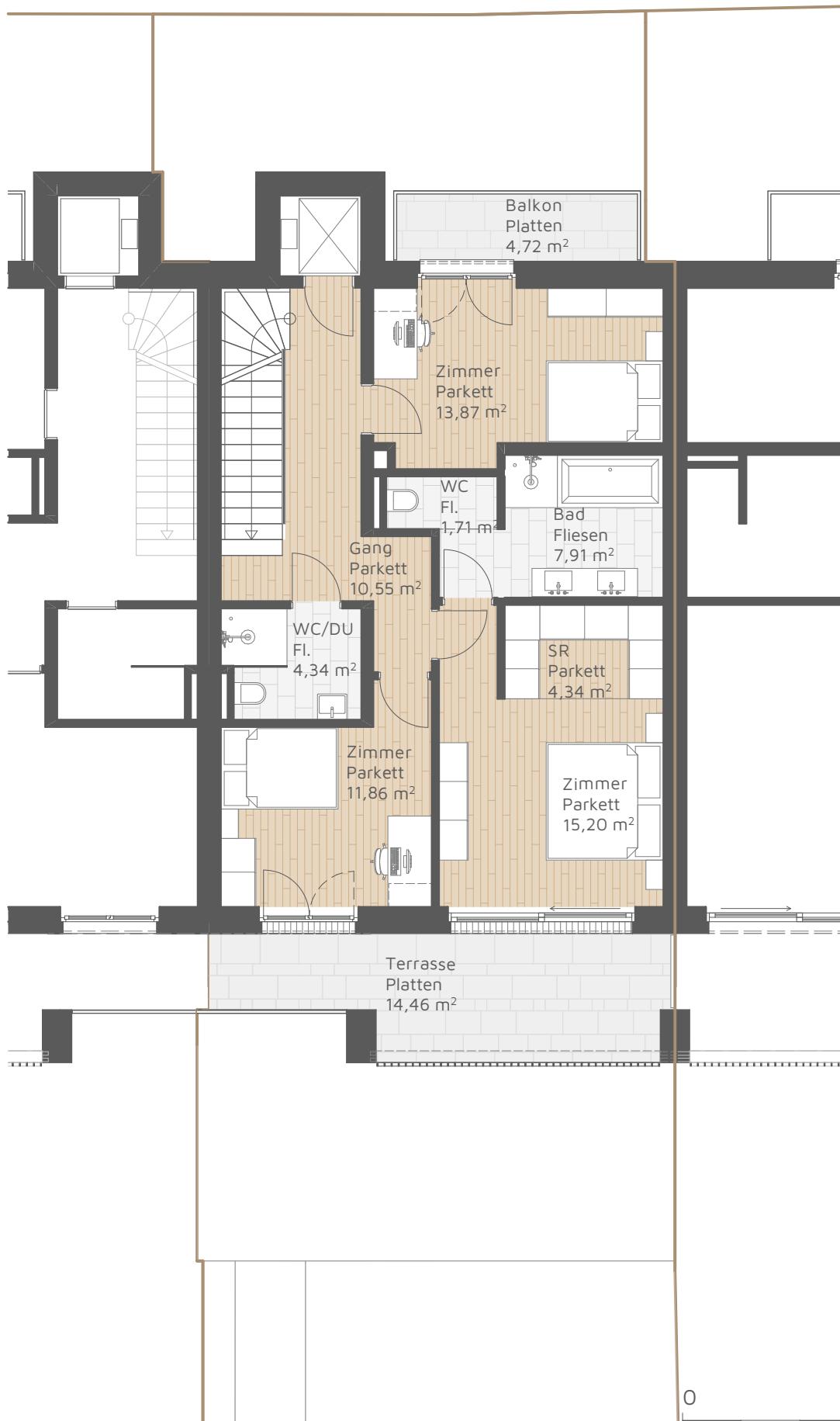
0 5 m



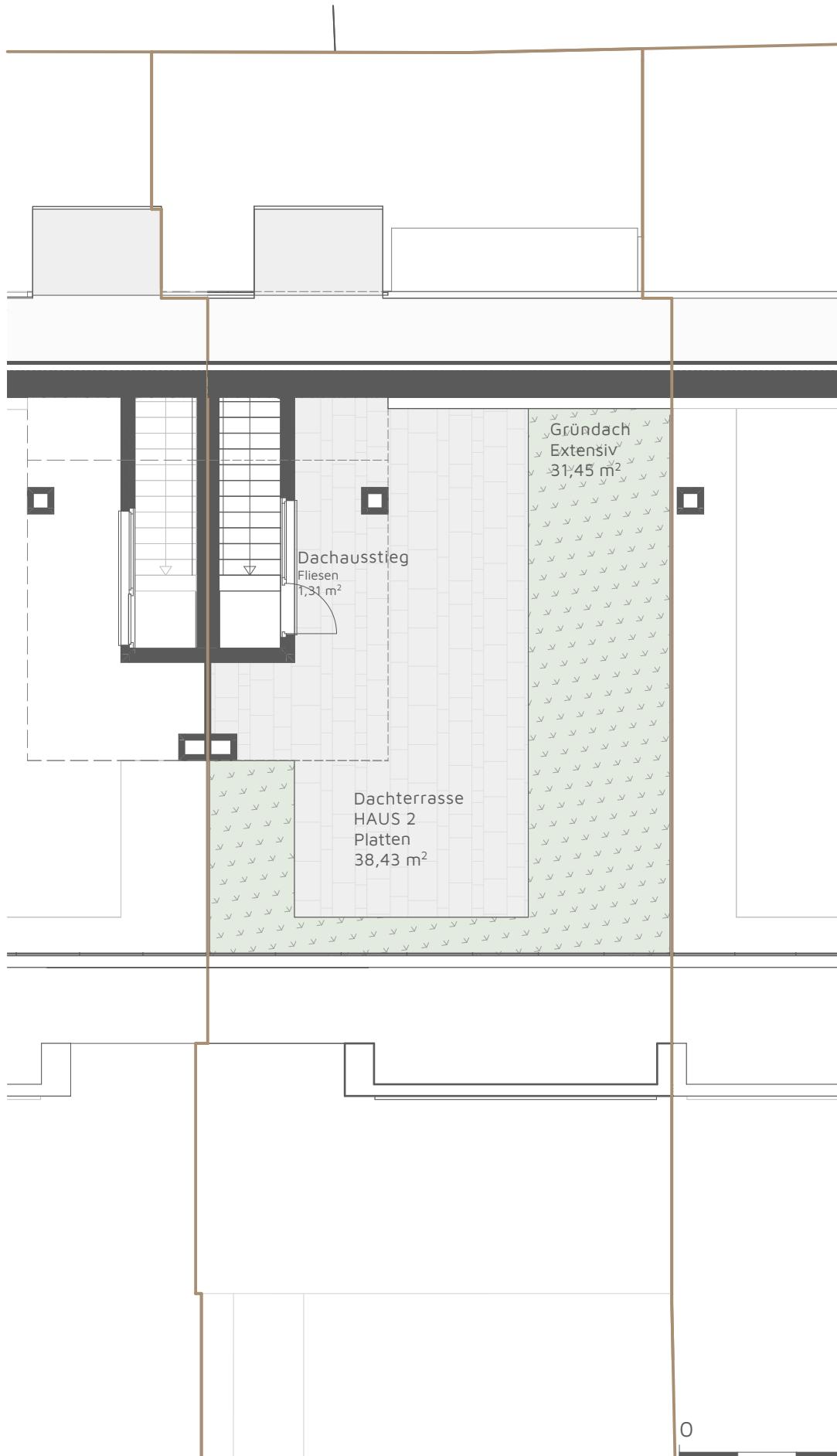




HAUS 2	
WNFL Neubau	163,96 m <sup>2</sup>
Erdkeller	61,95 m <sup>2</sup>
Balkon	4,72 m <sup>2</sup>
Freiraum	150,26 m <sup>2</sup>
Terrasse	92,05 m <sup>2</sup>



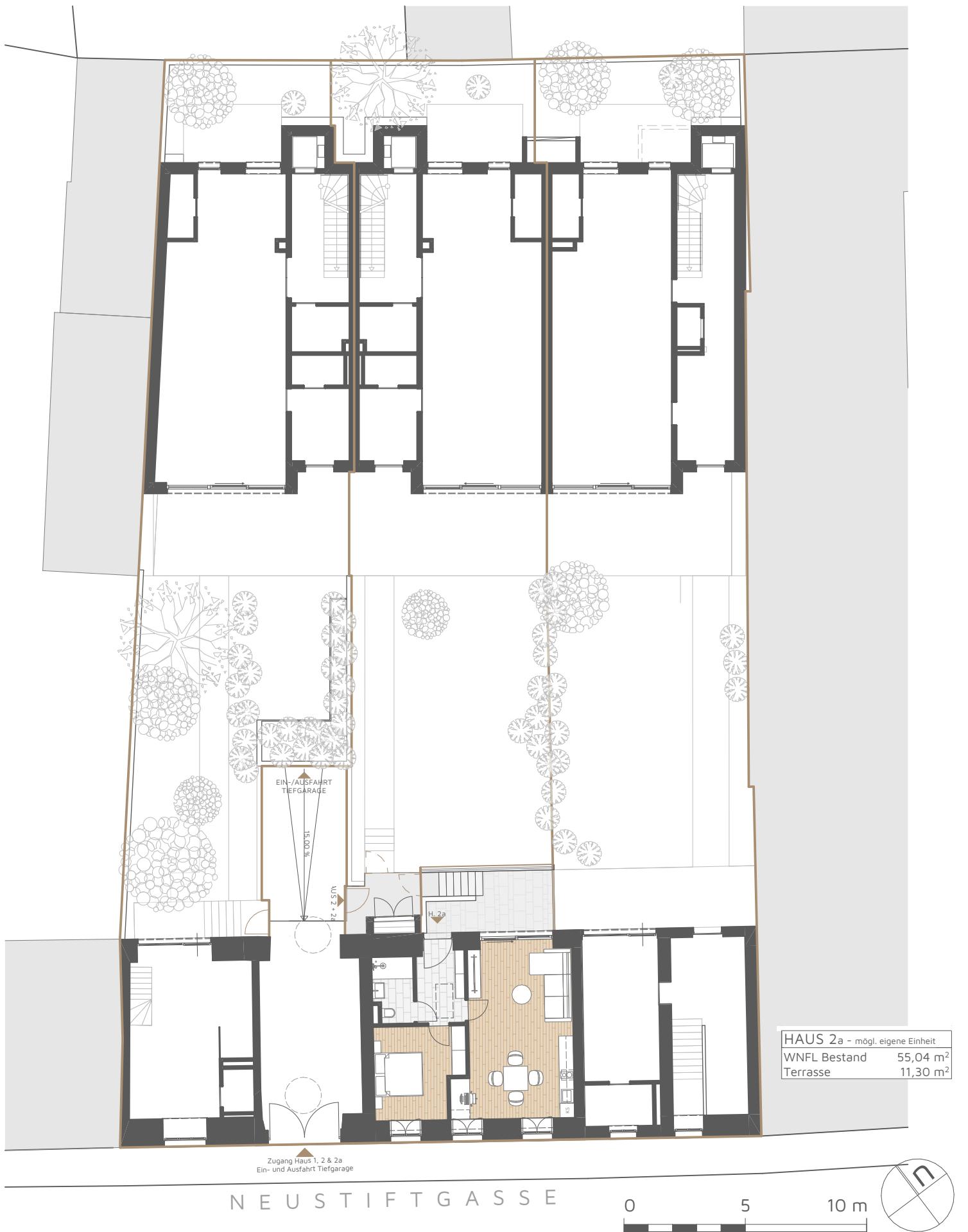
HAUS 2	
WNFL Neubau	163,96 m <sup>2</sup>
Erdkeller	61,95 m <sup>2</sup>
Balkon	4,72 m <sup>2</sup>
Freiraum	150,26 m <sup>2</sup>
Terrasse	92,05 m <sup>2</sup>

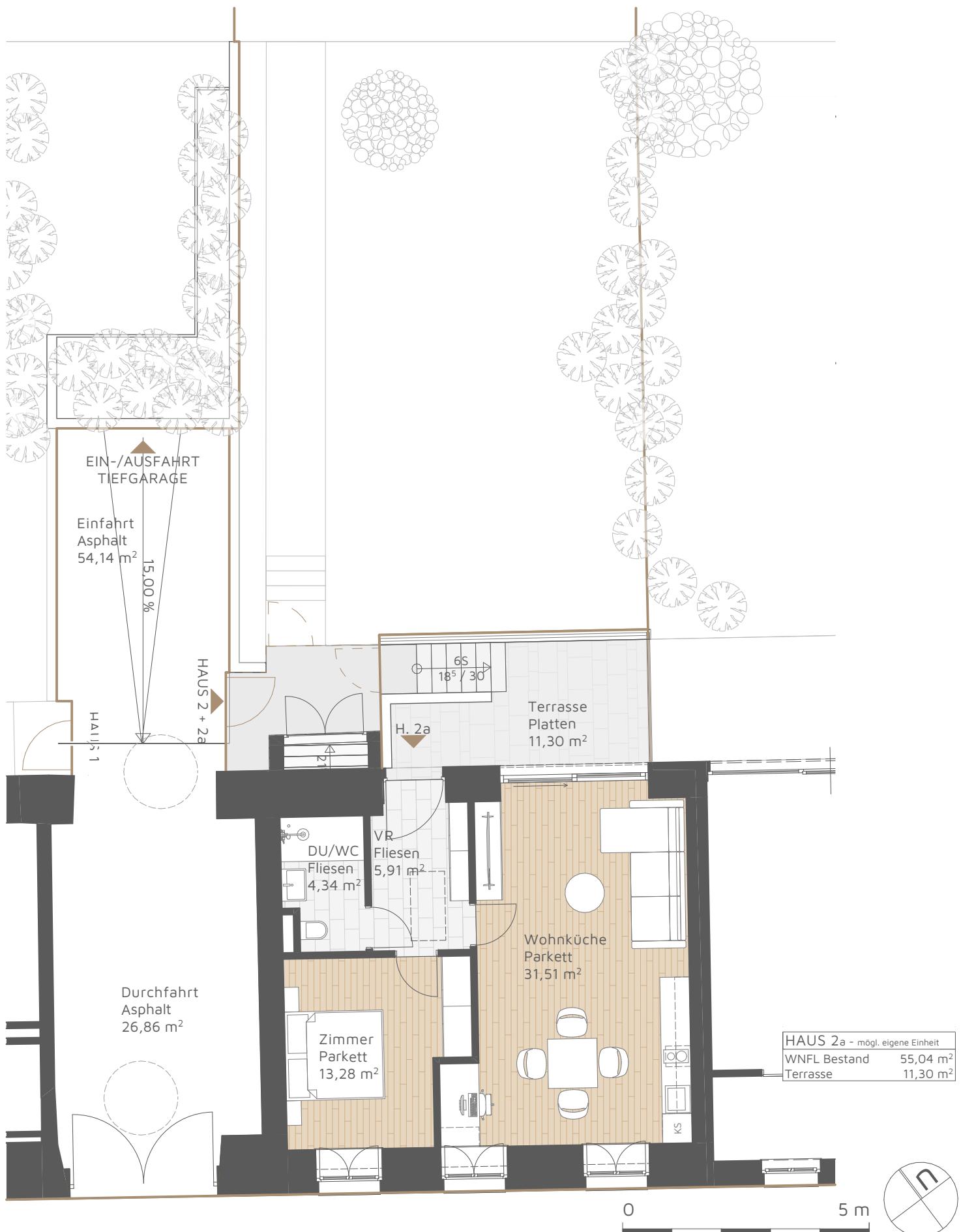


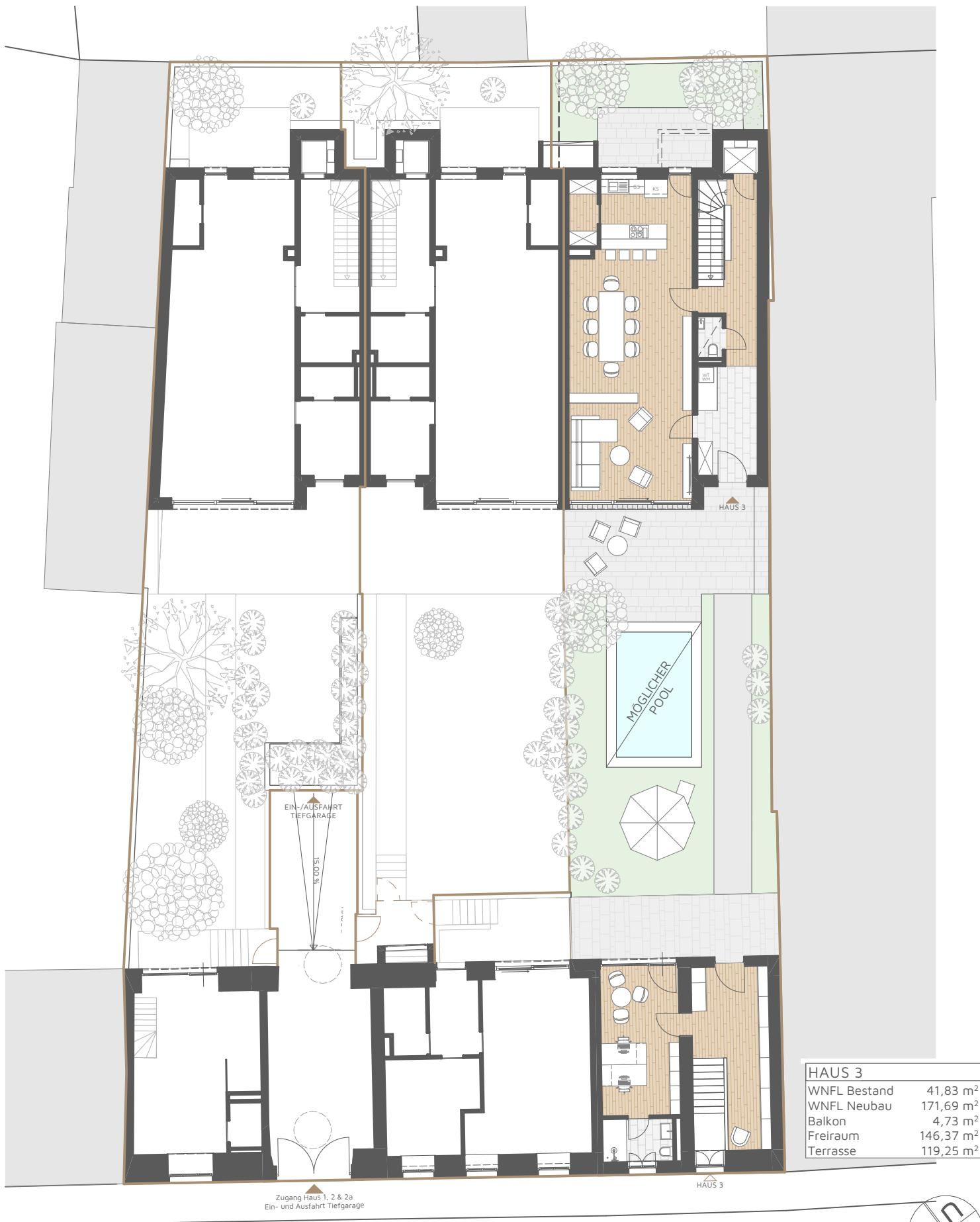
HAUS 2	
WNFL Neubau	163,96 m <sup>2</sup>
Erdkeller	61,95 m <sup>2</sup>
Balkon	4,72 m <sup>2</sup>
Freiraum	150,26 m <sup>2</sup>
Terrasse	92,05 m <sup>2</sup>

0 5 m



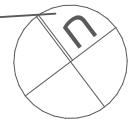






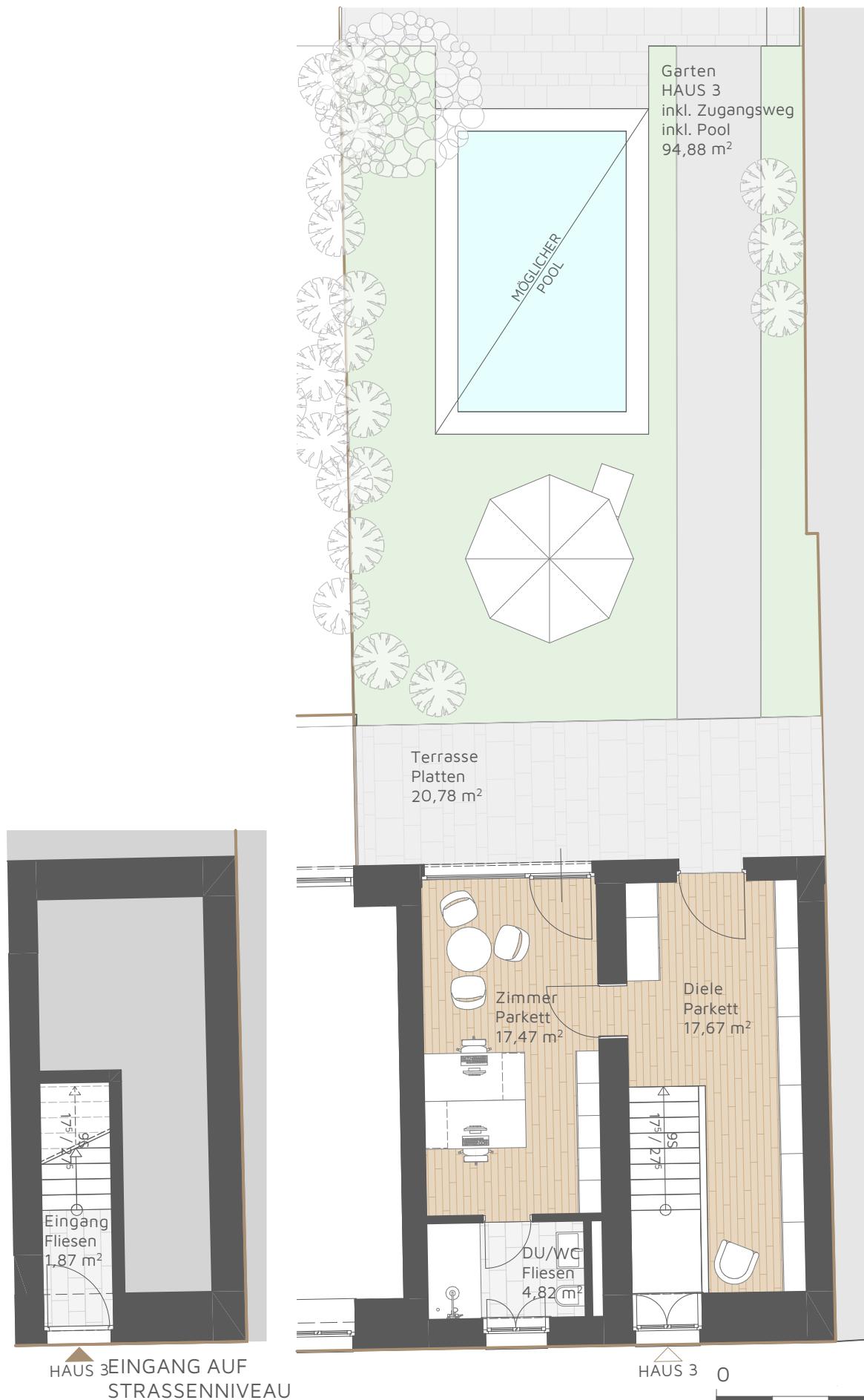
NEUSTIFT GASSE

0 5 10 m



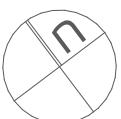
Das  
Gutschi

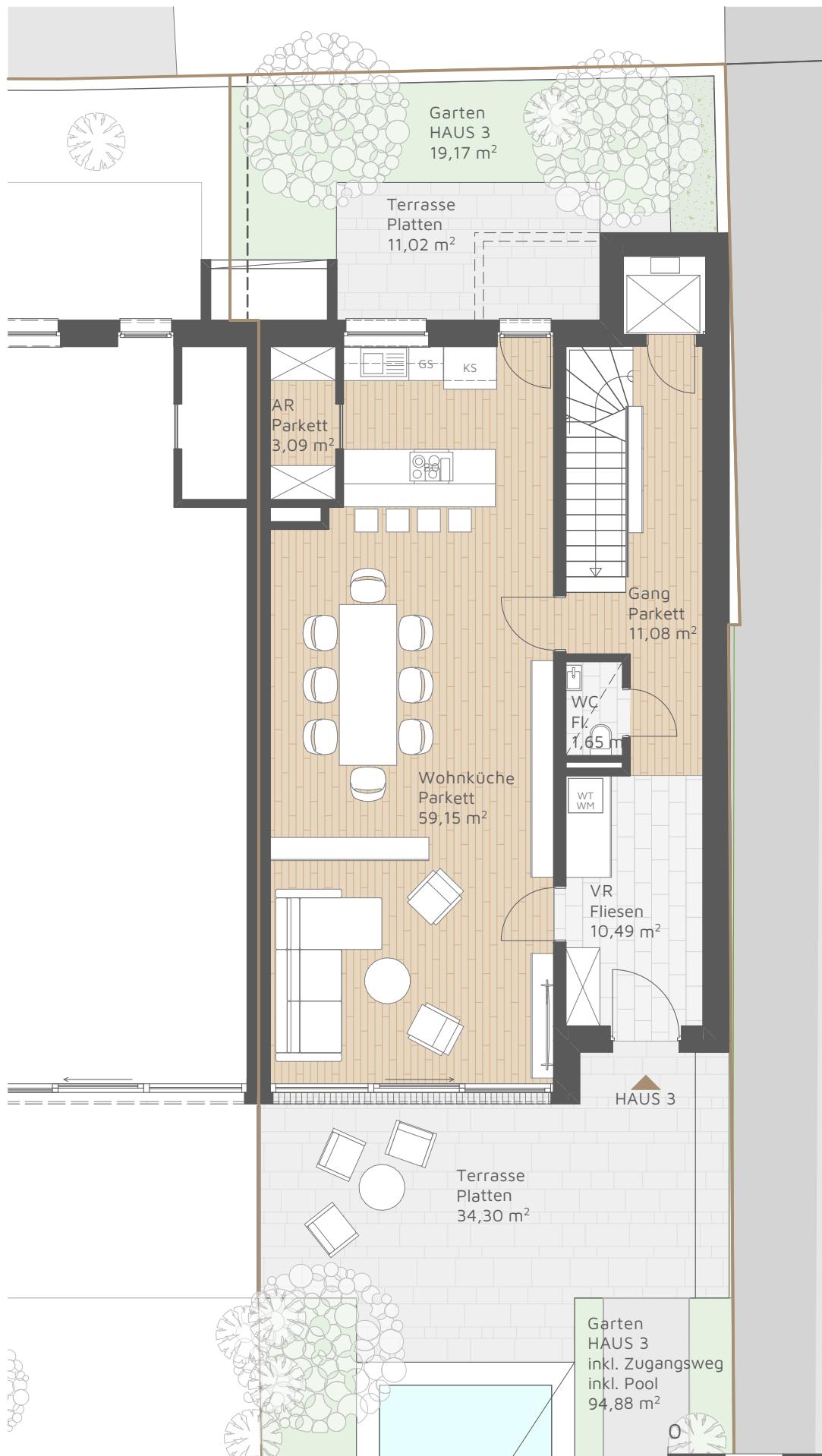
Neustiftgasse 17  
Gumpoldskirchen



HAUS 3	
WNFL Bestand	41,83 m <sup>2</sup>
WNFL Neubau	171,69 m <sup>2</sup>
Balkon	4,73 m <sup>2</sup>
Freiraum	146,37 m <sup>2</sup>
Terrasse	119,25 m <sup>2</sup>

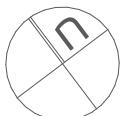
5 m

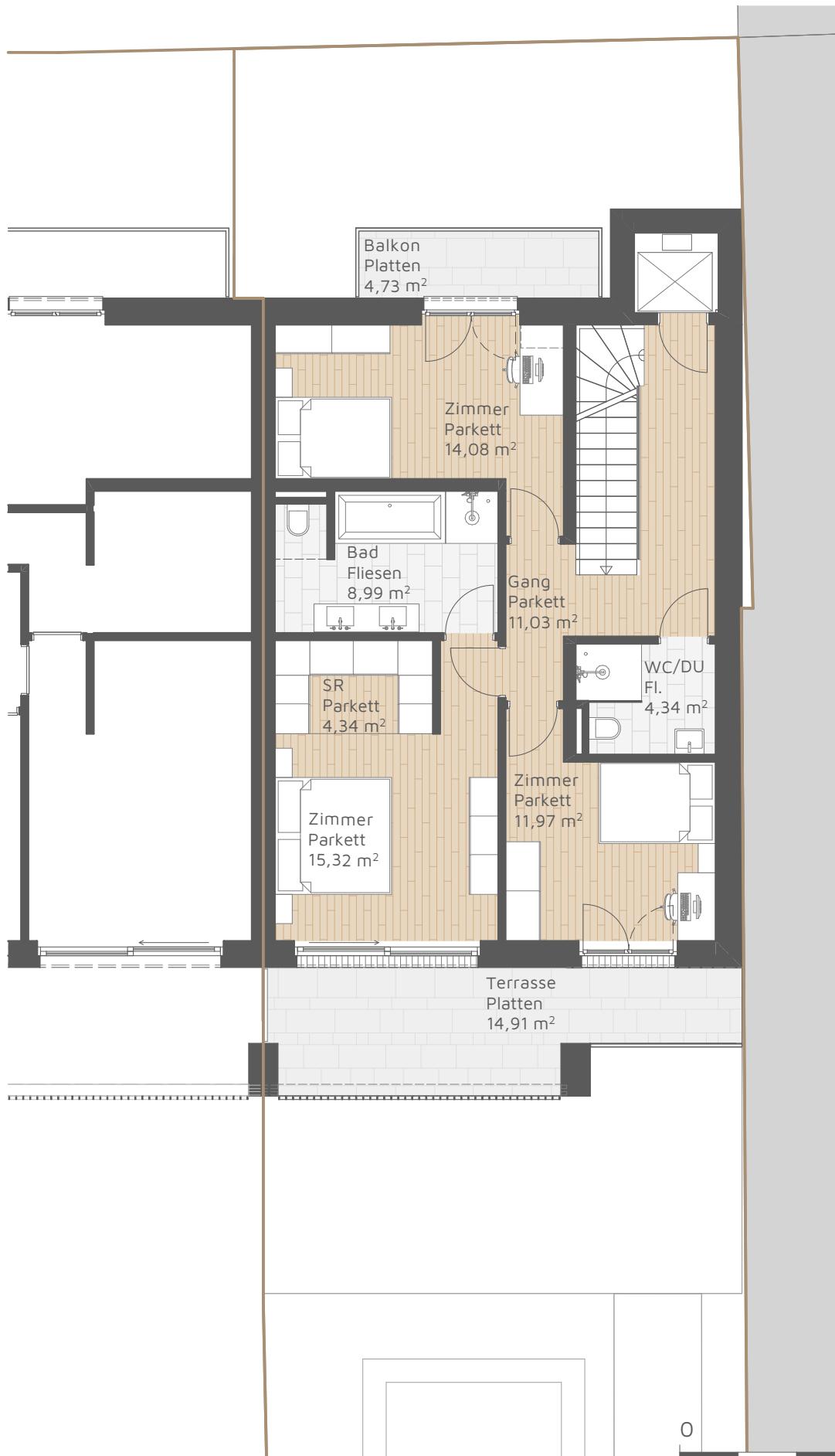




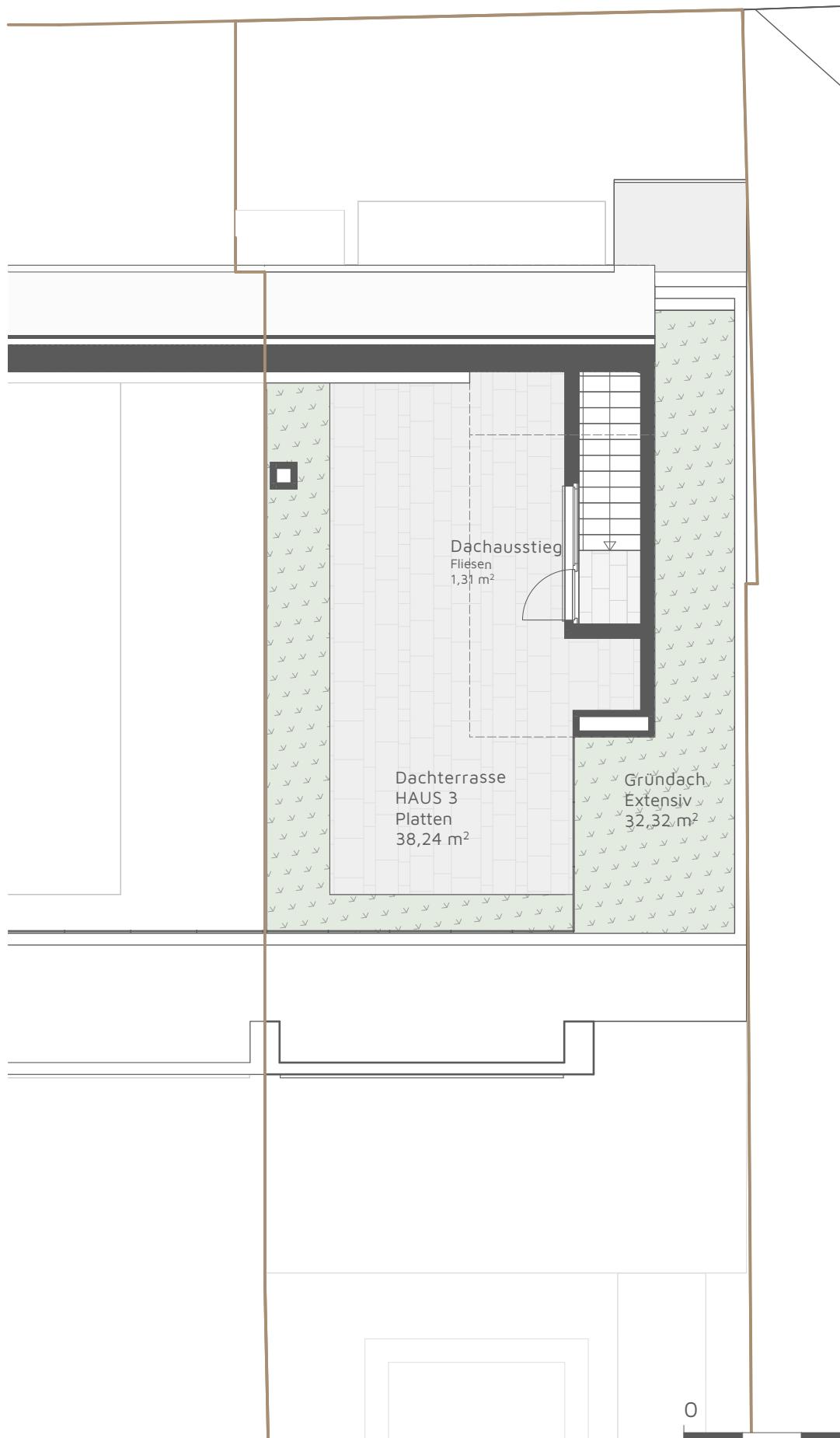
HAUS 3	
WNFL Bestand	41,83 m <sup>2</sup>
WNFL Neubau	171,69 m <sup>2</sup>
Balkon	4,73 m <sup>2</sup>
Freiraum	146,37 m <sup>2</sup>
Terrasse	119,25 m <sup>2</sup>

5 m





HAUS 3	
WNFL Bestand	41,83 m <sup>2</sup>
WNFL Neubau	171,69 m <sup>2</sup>
Balkon	4,73 m <sup>2</sup>
Freiraum	146,37 m <sup>2</sup>
Terrasse	119,25 m <sup>2</sup>



HAUS 3	
WNFL Bestand	41,83 m <sup>2</sup>
WNFL Neubau	171,69 m <sup>2</sup>
Balkon	4,73 m <sup>2</sup>
Freiraum	146,37 m <sup>2</sup>
Terrasse	119,25 m <sup>2</sup>

