



AVANTGARDE

INTERNATIONAL PROPERTIES

CHRISTIE'S
INTERNATIONAL REAL ESTATE



WELCOME TO AVANTGARDE WHERE LUXURY KNOWS NO LIMITS

Avantgarde invites you to explore our latest property catalogue a meticulously curated collection of the world's most exceptional residences, available for investment, sale, and rent.

As a leader in ultra-luxury real estate, we offer more than properties; we provide exclusive opportunities that define prestige, sophistication, and legacy.

This edition features an exclusive conversation between Ernst Karoly, Co-Founder of Avantgarde Properties, and world-renowned artist Hanny Al Khoury.

Discover our full portfolio at www.avantgardeproperties.com, and follow us on social media for privileged insights and market intelligence.

Now introducing bespoke yacht charter services across the Mediterranean and Dubai, as well as exclusive island investment opportunities in the Maldives - elevating the Avantgarde experience beyond real estate into a world of limitless luxury.

Luxury is peace of mind –
and knowing you're in the right and save hands.

VIENNA & BEYOND

Exclusive selected properties



FRENCH RESIDENCE

Listing 2450
1180 Vienna

Price on request

This extravagant, fantastically equipped pent-house offers pure luxury and is located at one of the best addresses in Vienna.



EXCEPTIONAL VILLA

Listing 2763
1190 Vienna

Price € 8.750.000,--

This villa seamlessly combines modern living with timeless elegance, offering an unparalleled panoramic view over the city. Nestled in the exclusive 19th district of Vienna, the location ensures a perfect balance between tranquility and urban proximity.





HISTORICAL RESIDENCE



Listing 2633
1130 Vienna

Price € 10.900.000,--

The majestic villa is located in one of the most sought-after areas of Althiezing and combines modern amenities with classical elegance.



EXQUISITE PENTHOUSE

Listing 2757
1020 Vienna

Price on request

This unique high-end penthouse impresses with its well thought-out room layout and spacious terraces (approx. 201m²). Modern and stylishly designed living spaces that meet the highest demands extend over three levels.





FAMILY VILLA

Listing 2645
1190 Vienna

Price on request

This family villa, located in a prominent area in the 19th district, extends over a plot of approximately 2551m² and offers an unrivalled lifestyle in a classic country house style.



SKYLINE PENTHOUSE

Listing 2747
1190 Vienna

Price € 4.650.000,--

The flat has a 360-degree panoramic view that is unique in Vienna and is located in a unique, quiet prime location. You can see from Korneuburg over St. Stephen's Cathedral, on to the Gloriette and the Schneeberg.





VILLA JOY

Listing 2321
3400 Klosterneuburg

Price € 5.500.000,--



This modern, luxurious villa is located in a top premium location on the Ölberg and impresses with a sensational panoramic view from Kreuzenstein Castle to Klosterneuburg Abbey and to the Vienna city center.



FAMILY VILLA

Listing 2805
3400 Klosterneuburg

Price € 2.400.000,--



Amidst a peaceful and highly sought-after residential area, this charming family retreat awaits you—offering a harmonious blend of living comfort, spaciousness, and modern design.





ATTIC APARTMENT

Listing 1630
1010 Vienna

Price € 8.500.000,--

Luxurious apartment in a Wilhelminian-era apartment building in a prime city center location near the city park and St. Stephen's Cathedral. The infrastructure connection is excellent.



CLASSIC APARTMENT

Listing 2447
1010 Vienna

Price € 5.900.000,--

In the middle of the historic textile district of Vienna's city center is this exclusive maisonette, which extends over the entire 4th floor of the classic old building.





HILLTOP VILLA

Listing 2772
1170 Vienna

Price € 4.450.000,--

This light-filled villa impresses with its modern architecture, which conveys a sense of space and freedom through clean lines and an open-plan design.



CLASSIC ROOFTOP

Listing 2634
1010 Vienna

Price € 5.950.000,--

This exclusive apartment in the heart of Vienna, in the Golden Quarter, is an outstanding property that meets the highest standards. With exquisite materials and tailor-made furnishings, this property is in impeccable condition.





MODERN RENTAL APARTMENT

Listing 2329
1190 Vienna

Price for rent € 4.900,--

This modern 4-room flat is located on the top floor (with lift) of a new building in one of the best locations in Vienna's 19th district.



DESIGN VILLA

Listing 2623
1180 Vienna

Price € 8.900.000,--

This well-appointed family villa, set on an elevated site in Vienna's 18th district, lures the audience with great breathability and a sprawling view into the garden with pool.





ELEGANT CITY PALACE



Listing 2539

1190 Vienna

Price € 11.500.000,--

In the midst of the picturesque 19th district, this spectacular city palace is located at an excellent address. On four spacious floors, upscale living standard finds not only new definition, but finally a home.



COTTAGE ESTATE



Listing 2561

1190 Vienna

Price € 7.900.000,--

In the heart of the sought-after Türkenschanz-cottage, a very special villa comes up for sale. In a quiet side street of the most precious location of Vienna lies an architectural jewel, which was extensively renovated in recent months.





THE ICON

Listing 1813
1010 Vienna

Price on request

Very prestigious, exclusive penthouse apartment with 730 m² living space and 620 m² terraces.



LUXURY APARTMENT

Listing 2132
1010 Vienna

Price € 4.299.000,--

Located in one of the most exclusive districts of Vienna, this top floor apartment awaits you in a central location and a view of St. Stephen's Cathedral.





DETACHED VILLA

Listing 2702
1230 Vienna

Price € 3.295.000,--



Welcome to this exceptional villa, located in one of the most sought-after locations in the 23th district. Situated on a generous 1.000 m² plot, this impressive property offers the highest level of comfort with its elegant architecture and 443 m² of living space.



SPACIOUS VILLA

Listing 2325
1190 Vienna

Price € 6.800.000,--

For sale is a luxurious completely renovated villa with a living area of about 450 m² and a plot of about 1.219 m² with swimming pool.





ROOFTOP APARTMENT

Listing 2149
1190 Vienna

Price € 3.499.000,--



Modern new-build apartment with fantastic view. The penthouse offers around 218 m² of living space, equipped with modern bathrooms, state of the art design and a bright lighting concept on two floors for maximum living comfort.



FURNISHED FLAT

Listing 2680
1010 Vienna

Price € 1.400.000,--

Located in one of Vienna's most exclusive areas, this historic apartment is a true gem of the city center—an exquisite blend of style, comfort, and quality of life.





ELEGANT APARTMENT

Listing 548
1010 Vienna

Rent/Month € 7.103,--

This elegant period apartment is located in a magnificent turn-of-the-century building with a noble entrance. It stands out due to its exceptionally tasteful renovation.

 266 m²
  3
  4



ONE OF A KIND

Listing 1469
1010 Vienna

Price on request

This extravagant, fantastically equipped pent-house offers pure luxury and is located at one of the best addresses in Vienna.

 350 m²
  3
  3
 4
  2





CITY CENTER APARTMENT

Listing 171
1010 Vienna

Price / Month € 4.167,--

High ceilings, original stucco, French doors, and herringbone parquet flooring exude classic Viennese charm. The property boasts a spacious floor plan and a room layout that emphasizes both presence and privacy.

 226 m²  2  2



VINEYARD VIEW

Listing 2812
1190 Vienna

Price € 4.460.000,--

Peacefully located and nestled in nature, this modern house — with its many spacious terraces reminiscent of a Luxury Cabin — was designed and built around the existing noble trees.

 213 m²  3  2
 5  2





HIDEAWAY NEAR KREMS

Listing 2753
3552 Stratzing

Price on request

This extraordinary villa, designed by a renowned architect, is situated in a quiet and expansive hill-side location near Krems an der Donau. It combines the highest standards of architecture with outstanding design and living comfort.



IMPERIAL ESTATE

Listing 2282
2500 Baden

Price € 5.900.000,--

For sale is this classic old building villa in need of renovation with a spacious guest house on a magnificent 3,738 m² park-like property, embedded in fruit trees, pine trees and magnolias.





LUXURY VILLA

Listing 2758
3400 Klosterneuburg

Price € 5.900.000,--

This outstanding design villa is located in a south-facing oasis of peace in Klosterneuburg and offers a fantastic green view.



ARCHITECTS VILLA

Listing 1682
3400 Klosterneuburg

Price € 3.950.000,--

This luxurious architect's villa with high quality furnishings is situated on a hill, offering a wonderful view and combining design, style and nature in a unique way.





URBAN LIVING

Listing 2352
1020 Vienna

Price € 3.700.000,--

In an urban location in the 2nd district, between Augarten and Vienna's city center, exclusive apartments and 4 penthouses are being built in the listed brick building.



MODERN FAMILY VILLA

Listing 2690
1190 Vienna

Price € 4.495.000,--

In one of Vienna's most exclusive residential areas, nestled amidst the picturesque vineyards of Neustift am Walde and Hackenberg, stands this modern villa. With its expansive private garden and a pool, it offers a truly unique living experience.



Discretion is our signature.
Trust is our currency.

LAKESIDE LIVING



Exclusive selected properties



EXCLUSIVE VILLA

Listing 2787
2522 Oberwaltersdorf
Price € 3.966.000,--



This modern and spacious single-family home is located in a quiet and exclusive location in Fontana. The house was built with high-quality materials and a sophisticated design.



LAKEFRONT VILLA

Listing 2759
2522 Oberwaltersdorf
Price € 5.800.000,--



This dreamlike villa in the first row on the lake in the renowned Fontana Resort Oberwaltersdorf offers an incomparable living experience.





CLASSIC HIDEAWAY

Listing 2622
2371 Hinterbrühl

Price € 5.900.000,--



In one of the most beautiful areas in Hinterbrühl near Vienna (35 minutes from the city center) is this historic, charming villa located in magnificent condition with a tower, guest house, pool house, spacious terraces and a modern garage for 4 cars.



ARCHITECTS HIDEAWAY

Listing 2643
7141 Podersdorf am See

Price € 2.750.000,--



Immerse yourself in the harmony of luxury and nature in one of the most sought-after locations on Lake Neusiedl. This unique property promises not only absolute privacy on a secluded plot.





BEACH HOUSE

Listing 2802
9220 Velden am Wörthersee

Price € 3.480.000,--

This extraordinary beach house is situated in a prime location directly on Lake Wörthersee and offers approximately 70 m² of stylish living space for those with the highest standards.



72 m²



2



1



LAKESIDE VILLA

Listing 2599
9082 Unterdellach

Price € 7.600.000,--

This unique villa on the south bank impresses with a breathtaking panoramic view of the turquoise Wörthersee and the surrounding natural landscape.



526 m²



6



7



1.067 m²



1



4



Some homes change your address.
Others change your life.

LIVING IN USA



Exclusive selected properties



ST. REGIS LUXURY

Listing 2481

Price on request



Ideally situated on 435 feet of pristine beachfront amid unforgettable ocean views, The St. Regis Residences, Sunny Isles Beach, Miami, represent the pinnacle of exquisite living.



185 m²



Image by Berga & Gonzalez



Image by Dbox

RITZ CARLTON

Listing 2435

Price on request



The Residences are an unprecedented collection of magnificent luxury homes and amenities, with interiors and landscape concept design by Piero Lissoni®.



121 m²

Beyond Borders, Beyond Time



Hanny Al Khoury's Vision of Immortal Art

1. Your journey has been extraordinary. At 18, you left your home with almost nothing, lived in Jerusalem, and today your work is owned by some of the most powerful people in the world. What drove you to keep going?

I had no choice but to keep going. Art wasn't just a passion it was my voice, my survival, and my way of carving a place in the world. There were moments of doubt, but I knew that my story needed to be told. The struggles I faced only fueled my determination. I believed that if I could channel my experiences into my work, I could create something timeless—something that would outlive me and speak to generations beyond borders.

2. Identity is a recurring theme in your work. How does your Palestinian Christian heritage shape your art?

My heritage is woven into every piece I create. It's my foundation, my source of strength, and the lens through which I see the world. Being Palestinian and Christian has given me a unique perspective—one that blends deep historical roots with a sense of resilience and hope. My work is about preserving stories, celebrating culture, and finding beauty in endurance. It's not just personal; it's universal.

3. You've said before that 'revenge' is a theme in your work, but not in the way people expect. What do you mean by that?



New beginning, 2022, oil on canvas, 752 x 1016 cm



Revenge, 2022, oil on canvas, 166 x 190 cm

For me, revenge is not about destruction—it's about creation. It's about proving that no matter how much hardship I faced, I could transform it into something extraordinary. My success, my art, and my ability to touch people worldwide—that is the ultimate response to adversity. Art allows me to turn pain into something meaningful, something that inspires rather than divides.



Nothingness, 2018, oil on canvas, 168 x 252 cm

4. Your work has been showcased at Banksy's Walled Off Hotel in Bethlehem. What was that experience like?

It was an unforgettable experience. The Walled Off Hotel is more than just a gallery; it's a space that forces people to confront reality through art. Being part of it allowed me to connect with a global audience in a deeply emotional way. Seeing people engage with my work, asking questions, and feeling something beyond the canvas that's what makes art powerful.

5. Your work is collected by prominent figures worldwide and was hosted by Banksy in his Walled Off Hotel in a solo exhibition as well as another solo exhibition at the contemporary art museum of Alberta. How does having such a prestigious and diverse audience influence the way you create?

It's an incredible honor, but it doesn't change how I create. I stay true to my vision, my story, and my journey. However, knowing that my work reaches people across cultures and backgrounds reaffirms the universal power of art. It reminds me that creativity transcends language, politics, and geography. Whether it's a collector, a museum, or someone seeing my work for the first time, my goal is always to leave a lasting impact.

6. You moved to Canada in 2016. Has your artistic style evolved since leaving the Middle East?

Absolutely. Moving to Canada exposed me to new artistic movements, diverse perspectives, and an environment that encouraged experimentation. While the heart of my work remains rooted in my heritage, my style has expanded. I've incorporated new techniques, played with abstraction, and embraced a more global artistic language. Distance has given me clarity, allowing me to see my culture and experiences in a new light.

7. If your art could leave just one lasting message, what would it be?

That perseverance and creativity can overcome anything. No matter where you come from or what you go through, your story matters. Art is proof that we exist, that we feel, and that we contribute something meaningful to the world. I want my work to inspire people to dream beyond their circumstances and believe in the power of expression.

8. You mentioned that your next destination will be Dubai, where you plan to open a studio. What inspired your decision



Playground, 2020, oil on canvas, 123 x 152 cm



Compilation, 2022, oil on canvas, 166 x 190 cm

to move there, and how do you see this new chapter unfolding, especially with the support of influential political and economic leaders in the country?

Dubai is more than just a city; it's a force of energy, a global stage where art, culture, and ambition collide. The moment I

set foot here, I knew this was where the next chapter of my journey had to unfold. This place breathes creativity, and the opportunities to push boundaries, to redefine what's possible, are endless. I'm beyond excited to build my studio in the heart of this vibrant, ever-evolving landscape. It's not just about showcasing my work; it's about creating something bigger, something that transcends art itself. With the incredible support I've received from visionary leaders and cultural pioneers, I see this as a chance to reach new heights, to craft spaces that inspire, and to bring art to life in ways the world has never seen before. Dubai is where history is written in real-time, and I'm ready to be a part of it.

9. You have been invited to showcase your work in Almaty and Vienna, where you will have the opportunity to present your art to an exclusive audience of distinguished collectors from both countries. With the strong support of influential figures who appreciate your work, how do you feel about this upcoming exhibition—particularly in Almaty, the economic hub of Central Asia?

It's an exciting and humbling opportunity. Almaty, with its rich history and growing art scene, presents a unique platform to connect with collectors and art enthusiasts who appreciate depth and storytelling in art. Vienna, with its legacy of artistic excellence, offers another incredible stage. What excites me most is the chance to bring my work to new audiences, to spark conversations, and to continue proving that art knows no boundaries.



Privacy. Beauty. Belonging.
That's what we deliver.

LUXURY YACHTS



Exclusive selected



AVANTGARDE YACHTING

Amidst an ever-evolving world, the desire for a luxurious escape remains as important as ever, and Avantgarde Yachting invites you to indulge in the ultimate luxury on the high seas with our access to the most high-end and exclusive yachts available on the market.

Our company is privileged to have access to the most high-end and exclusive yachts available on the market. We pride ourselves on providing bespoke charter experiences that are tailored to your individual preferences and desires.

Avantgarde Yachting, we understand that time is a precious commodity for elite individuals such as yourselves. Therefore, we are committed to providing a seamless and hassle-free booking process from the moment you step on-board to the moment you disembark. We look forward to the opportunity to welcome you on-board.

Please do not hesitate to contact us to discuss your requirements.

LADY S

The 'Lady S' is a Dutch motor yacht by Feadship that won multiple awards, offering accommodation for 12 guests in 7 cabins, and featuring interior design by Raymond Langton Design.

Built in 2019 for high-end luxury yacht charters, the Lady S provides an abundance of spacious living areas and impressive amenities, including a dancefloor, helipad, movie theatre, spa, elevator, underwater lights, beach club, and gym.

SPECIFICATIONS

Length	93 m
Beam	14,11 m
Builder	Feadship
Year Built	2019
Cabins	7
Crew	33

Weekly rate starting

€ 1.600.000,-





AVANTGARDE

INTERNATIONAL PROPERTIES

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K2

The Italian shipyard Columbus Yachts has delivered the ,K2', a new 49.9m/163'9" motor yacht designed for the luxury charter market.

This superyacht, featuring interior styling by LUCA DINI Design & Architecture, has 5 cabins that can accommodate up to 11 guests, and includes several luxurious living areas onboard, as well as a beach club and gym.

SPECIFICATIONS

Length	49,9 m
Beam	9,05 m
Builder	Columbus Yachts
Year Built	2021
Cabins	5
Crew	11

Weekly rate starting

€ 270.000,-



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