

A One-of-a-Kind Gem – Your Private Courtyard Oasis



Objektnummer: 87424

Eine Immobilie von EHL Immobilien GmbH

Zahlen, Daten, Fakten

Adresse	Jadengasse
Art:	Wohnung - Loft-Studio-Atelier
Land:	Österreich
PLZ/Ort:	1150 Wien
Zustand:	Modernisiert
Alter:	Neubau
Wohnfläche:	327,00 m²
Zimmer:	5
Bäder:	2
WC:	3
Terrassen:	2
Garten:	62,00 m²
Heizwärmebedarf:	C 85,00 kWh / m² * a
Gesamtenergieeffizienzfaktor:	C 1,02
Kaufpreis:	1.250.000,00 €
Betriebskosten:	682,48 €
USt.:	68,25 €
Provisionsangabe:	

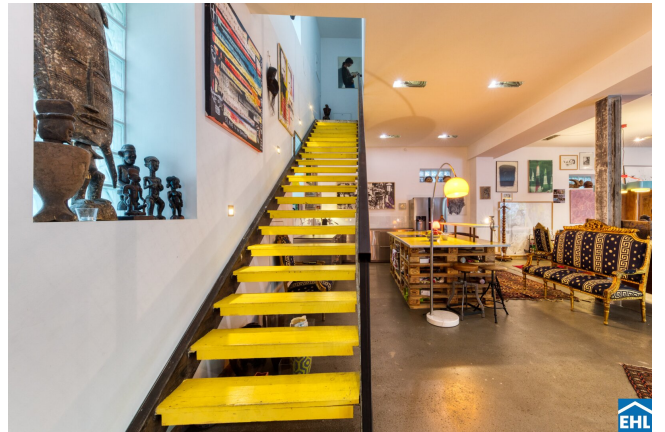
3% des Kaufpreises zzgl. 20% USt.

Ihr Ansprechpartner



Mag. (FH) Ingrid Neugebauer

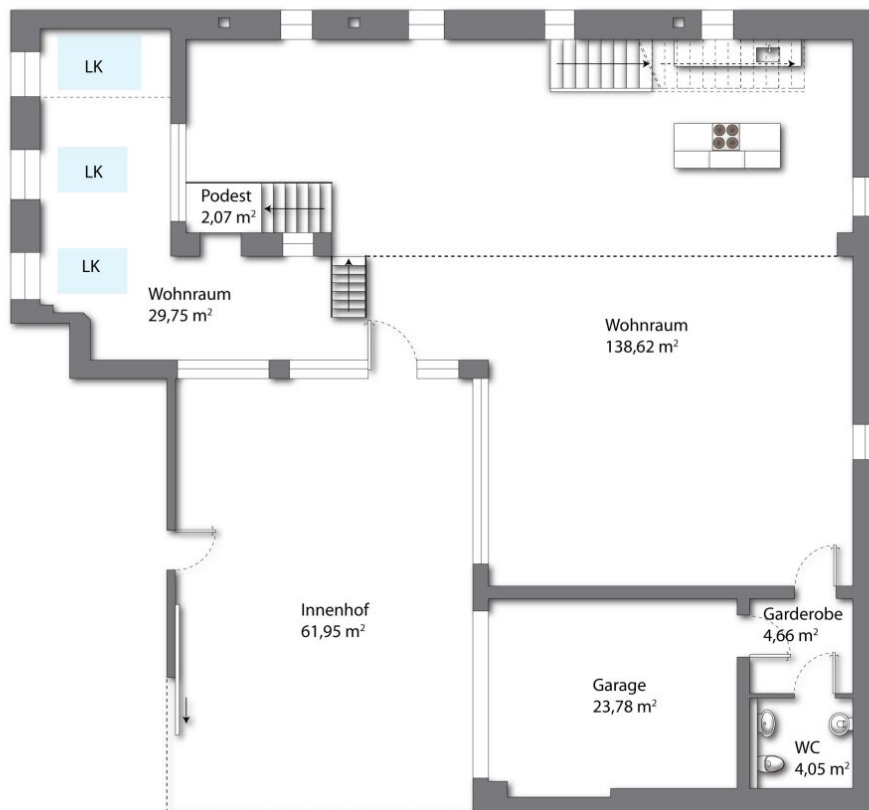
EHL Wohnen GmbH
Prinz-Eugen-Straße 8-10











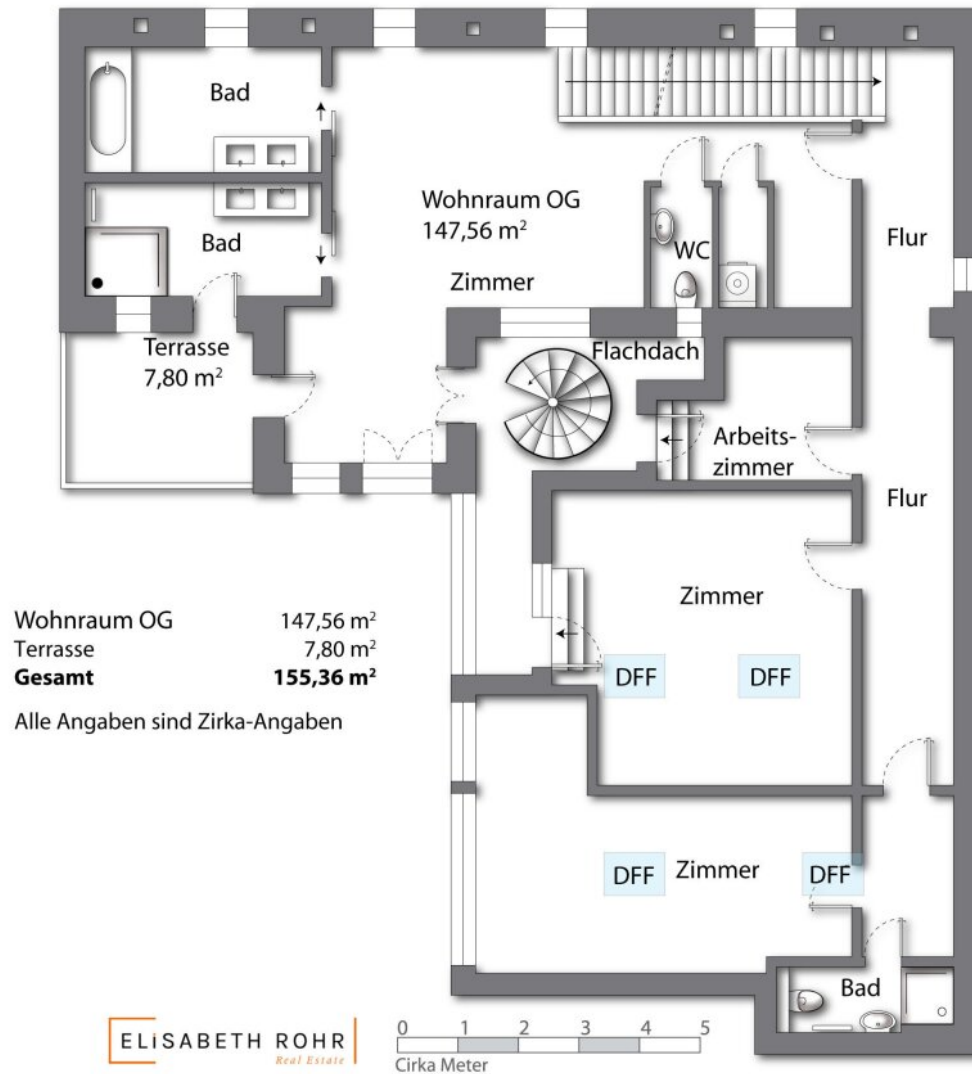
Wohnraum	138,62 m ²
Podest	2,07 m ²
Wohnraum	29,75 m ²
Innenhof	61,95 m ²
Garage	23,78 m ²
Garderobe	4,66 m ²
WC	4,05 m ²
Gesamt	264,88 m²

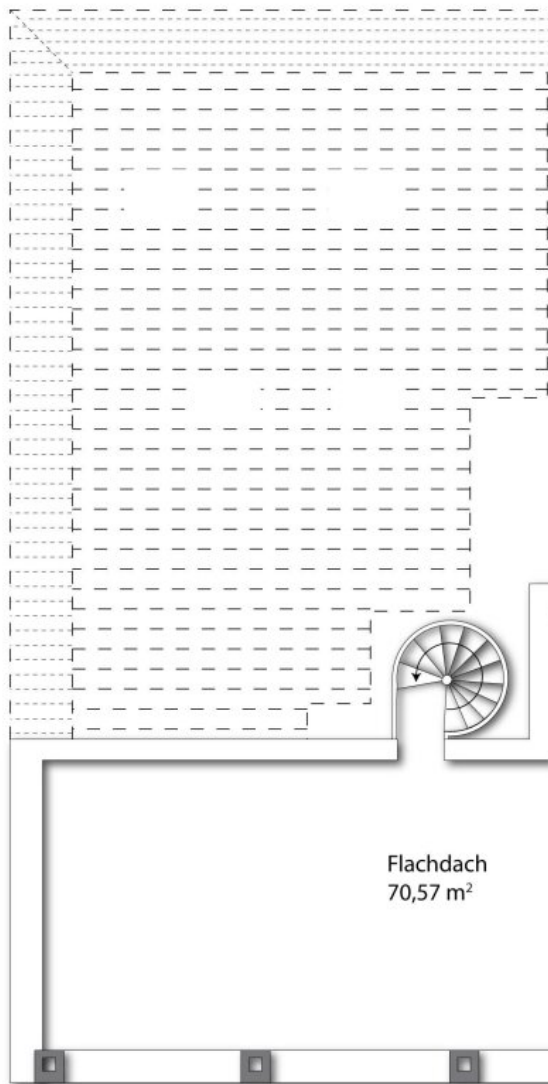
Alle Angaben sind Zirka-Angaben

ELISABETH ROHR
Real Estate

0 1 2 3 4 5
Cirka Meter







Flachdach 70,57 m²
Gesamt 70,57 m²

Alle Angaben sind Zirka-Angaben

ELISABETH ROHR
Real Estate

0 1 2 3 4 5
Cirka Meter



Objektbeschreibung

A One-of-a-Kind Gem – Your Private Courtyard Oasis

Here, space isn't defined by the number of rooms, but by the opportunities it offers. Nestled in a charming courtyard, a living concept unfolds across approx. 330 m² – as versatile as your own ideas. Generous, inspiring, and created for those who seek the extraordinary.

With ceiling heights of up to 3.20 m on the ground floor and an airy, open-plan feeling upstairs, this property sets the stage for your vision – whether as a sun-filled loft, elegant city home, or a creative live-and-work space. Drive straight into your XXL garage via a private entrance – more than just a parking space, it becomes part of your personal living environment.

Courtyard Charm & Places to Retreat

Between historic walls and modern design, a place unfolds that invites you to breathe deeply:

- A lush green courtyard as your private hideaway
- Multiple terraces, from sun-drenched to urban – for working, celebrating, or simply relaxing
- A rooftop terrace waiting to become your personal sky-high paradise
- Two fully renovated cellar spaces with separate street access, perfect for flexible uses

For Explorers, Individualists & Lovers of the Unique

This property thrives on details and carefully selected materials – polished concrete floors, bespoke built-ins, and clever glass elements that bring light and air inside. Completely renovated, it gives you the freedom to shape each space according to your own lifestyle.

- Flexible floor plan with loft character
- Underfloor heating, ready for modern heating technology
- Generous glass-and-aluminum elements and skylights
- Industrial lighting and a stylish kitchen with appliances
- Direct garage access to and from the living area

Behind the Scenes

Curious about the complete renovation and rebuild? Take a look at the architect's homepage for an inside view:

https://www.holstein.cc/web/index.php?option=com_content&view=article&id=8:jadengasse&catid=8:projekte&Itemid=108#&gid=1&pid=20

Vibrant Variety in the Heart of Rudolfsheim-Fünfhaus

Just as unique as the street name “Jadengasse” is in Austria, so too is the location: where Viennese tradition meets international flair. Nearby you'll find culinary highlights like Herzig (Schanzstraße 14), an award-winning fine-dining experience, or Café Weingartner, the last classic Viennese coffeehouse in the district. For authentic Eastern European cuisine, Casa Miorita is a beloved staple.

Only a short stroll away: Meiselmarkt and the historic Schwendermarkt – lively spots full of true Viennese market spirit.

The spacious Auer-Welsbach Park invites you to unwind with its green lawns, sports facilities, and peaceful corners. On the cultural side, the Wiener Stadthalle offers concerts and events, the District Museum tells local stories, and the listed Alte Schieberkammer serves as a unique event venue.

A location where fine dining, urban market life, green escapes, and cultural diversity meet in perfect harmony.

Available by arrangement

3% buyer's commission

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Wir weisen darauf hin, dass zwischen dem Vermittler und dem zu vermittelnden Dritten ein familiäres oder wirtschaftliches Naheverhältnis besteht.

Der Vermittler ist als Doppelmakler tätig.

Infrastruktur / Entfernungen

Gesundheit

Arzt <250m

Apotheke <250m
Klinik <1.000m
Krankenhaus <2.000m

Kinder & Schulen

Schule <250m
Kindergarten <250m
Universität <1.000m
Höhere Schule <1.500m

Nahversorgung

Supermarkt <250m
Bäckerei <250m
Einkaufszentrum <500m

Sonstige

Geldautomat <500m
Bank <500m
Post <500m
Polizei <500m

Verkehr

Bus <250m
U-Bahn <250m
Straßenbahn <500m
Bahnhof <500m
Autobahnanschluss <4.250m

Angaben Entfernung Luftlinie / Quelle: OpenStreetMap