

**Oh la la! Luxury penthouse near Vienna's chic
Servitenviertel with iconic design // ready to move in!**



Objektnummer: 1665

Eine Immobilie von Luxury Immobilien GmbH

Zahlen, Daten, Fakten

Art:	Wohnung - Penthouse
Land:	Österreich
PLZ/Ort:	1090 Wien, Alsergrund
Baujahr:	1888
Zustand:	Neuwertig
Möbliert:	Teil
Alter:	Altbau
Wohnfläche:	99,34 m ²
Nutzfläche:	118,61 m ²
Zimmer:	2
Bäder:	1
WC:	1
Terrassen:	1
Keller:	3,34 m ²
Heizwärmebedarf:	D 108,30 kWh / m ² * a
Gesamtenergieeffizienzfaktor:	D 1,89
Kaufpreis:	1.499.000,00 €
Betriebskosten:	183,78 €
USt.:	20,57 €
Provisionsangabe:	

3% des Kaufpreises zzgl. 20% USt.

Ihr Ansprechpartner



Anna Pilnikova

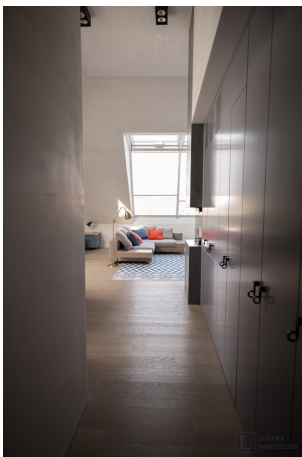
Luxury Immobilien GmbH
Krugerstraße 3, Top 11
1010 Wien

T +43 664 4618882

Gerne stehe ich Ihnen für
Verfügung.

gstermin zur







L LUXURY
IMMOBILIEN







L LUXURY
IMMOBILIEN

WE SPEAK **L**LUXURY

ANNA PILNIKOVA

WWW.LUXURY-VIENNA.COM

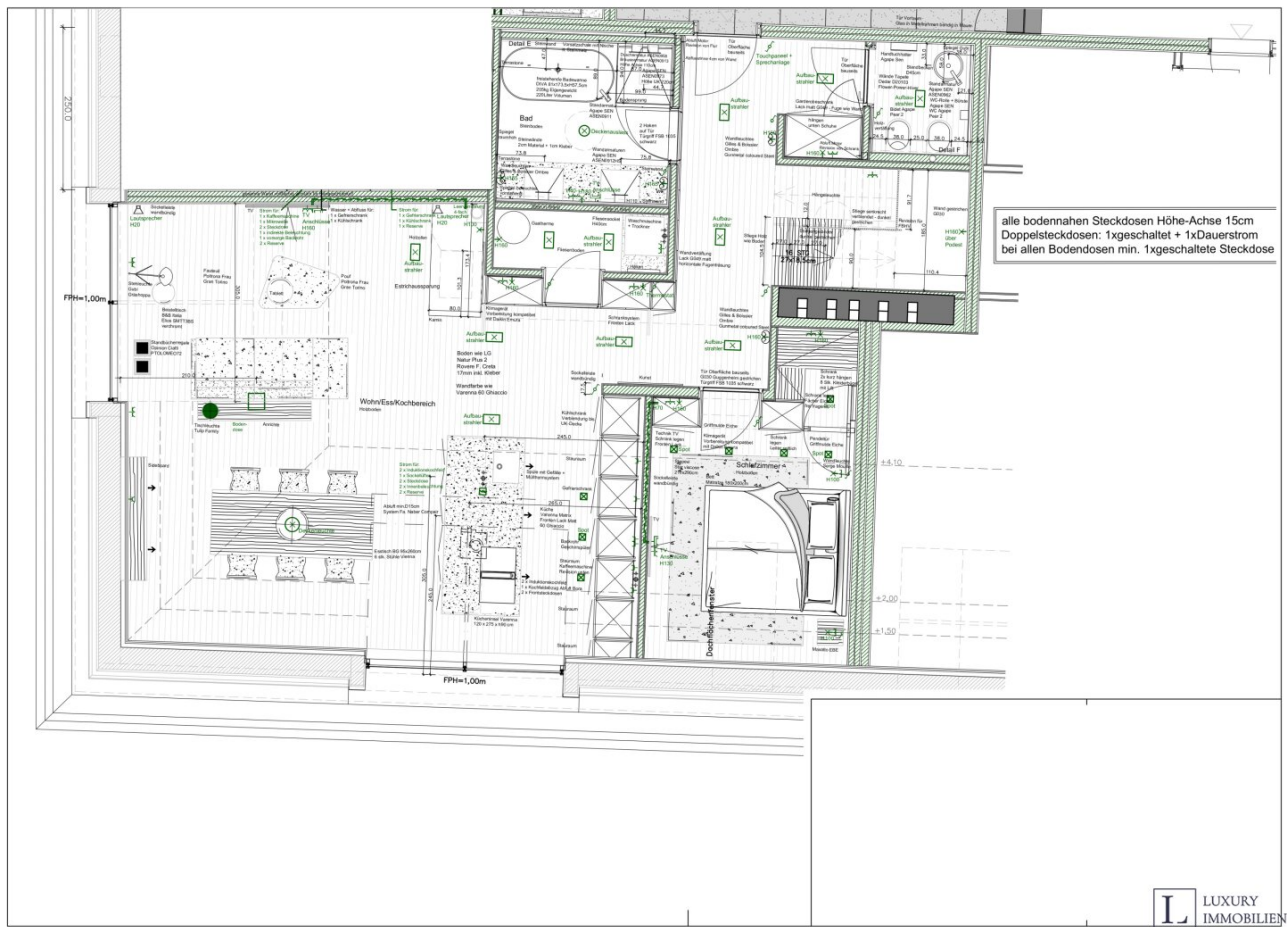
AP@LUXURY-VIENNA.COM

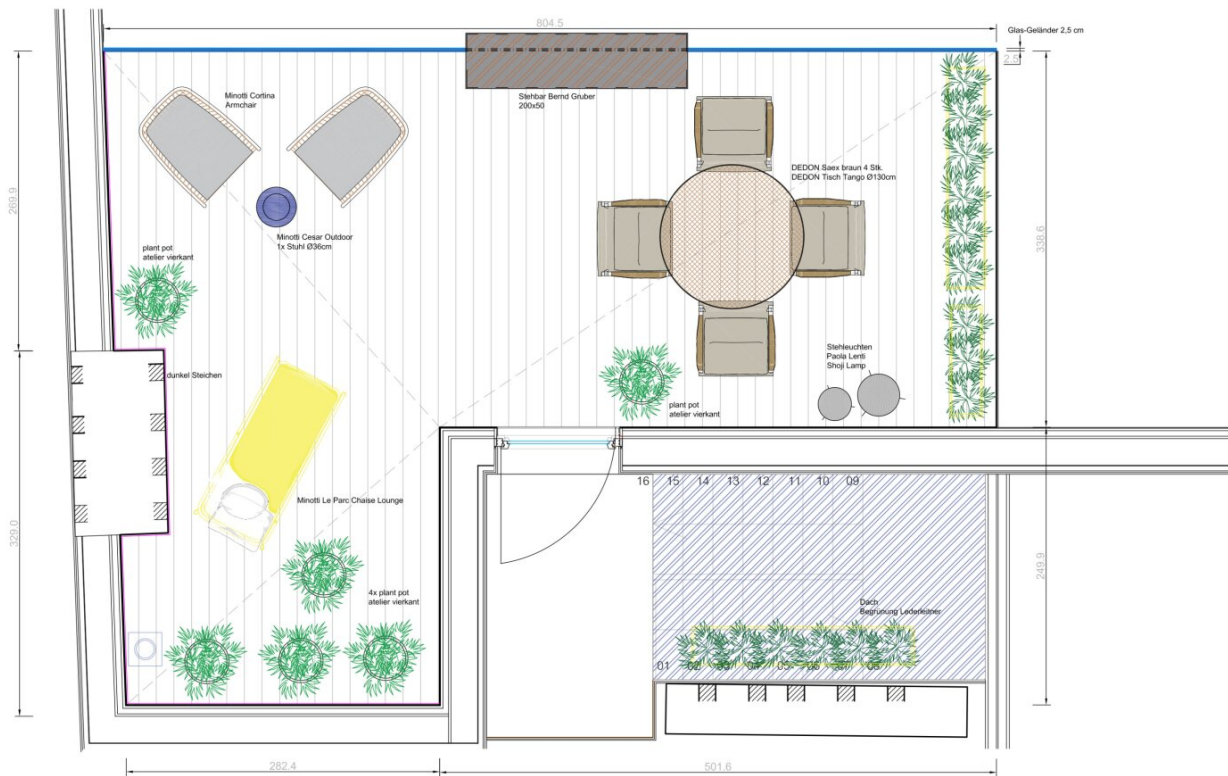
OB. DONAUSTR. 19/2, 1020 VIENNA

+43 664 461 8882

@MANGOLUETE

Set up a viewing





Objektbeschreibung

In one of Vienna's most refined locations; between the famous Strudlhofstiege and the magnificent Palais Liechtenstein, just a few steps from the 1st district awaits this exceptional penthouse gem. Completely refurbished and designed by a renowned interior designer, it blends timeless architecture with exquisite finishes and exclusive design brands.

With approximately 100m² of living space plus around 33m² of terrace, this residence offers light-filled interiors and generous ceiling heights. The spacious living, dining, and kitchen area with an open fireplace is accentuated by a custom-made designer kitchen and premium furnishings from **Minotti, Lederleitner, Paola Lenti, Dedon**, and other international luxury brands.

The bedroom serves as a serene retreat with ample storage, while bespoke built-in solutions throughout the apartment create an atmosphere of exceptional order and elegance.

Partly furnished and ready for occupancy the apartment is ideal for couples or as a sophisticated second home. The expansive rooftop terrace invites you to relax or host elegant dinners under the open sky.

[Take the 3D-Tour here!](#)

An elevator, air conditioning, and a cellar compartment complete the comfort.

Highlights:

- Approx. 100m² of living space + 33m² terrace
- Generous living / dining / kitchen area
- 1 bedroom, high ceilings, bright and airy rooms
- Custom-made furnishings by international luxury labels
- Storage through thoughtful built-in solutions
- Designer kitchen, elegant bathroom, fireplace, air conditioning
- Modern technical features and all contemporary comforts
- Prime location: just steps from Bar Krypt., the American Embassy, Palais Liechtenstein, Strudlhofstiege & the 1st district

This penthouse is a statement for those who value exceptional design, location, and quality of life!

For viewings, please contact:

Anna Pilnikova

+43 664 461 888 2

Luxury Immobilien GmbH

ap@luxury-vienna.com

Instagram: @mangoblue

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 <500m

Apotheke <500m

Klinik <500m

Krankenhaus <1.000m

Kinder & Schulen

Schule <500m

Kindergarten <1.000m

Universität <500m

Höhere Schule <1.000m

Nahversorgung

Supermarkt <500m

Bäckerei <500m

Einkaufszentrum <2.000m

Sonstige

Geldautomat <500m

Bank <500m

Post <500m

Polizei <500m

Verkehr

Bus <500m

U-Bahn <500m

Straßenbahn <500m

Bahnhof <500m

Autobahnanschluss <2.500m

Angaben Entfernung Luftlinie / Quelle: OpenStreetMap