

**Exquisite Elegance above Vienna's Rooftops – Your
Private Luxury Penthouse in the Heart of the 1st District –
Click for 3D-Tour!**



Objektnummer: 284759

Eine Immobilie von Schantl ITH Immobilien treuhand GmbH

Zahlen, Daten, Fakten

Adresse	Schellinggasse
Art:	Wohnung - Penthouse
Land:	Österreich
PLZ/Ort:	1010 Wien
Zustand:	Neuwertig
Alter:	Altbau
Wohnfläche:	362,51 m²
Zimmer:	6
Bäder:	3
WC:	5
Terrassen:	2
Stellplätze:	4
Keller:	26,50 m²
Heizwärmebedarf:	B 33,83 kWh / m² * a
Gesamtenergieeffizienzfaktor:	B 0,90
Kaufpreis:	15.900.000,00 €
Provisionsangabe:	

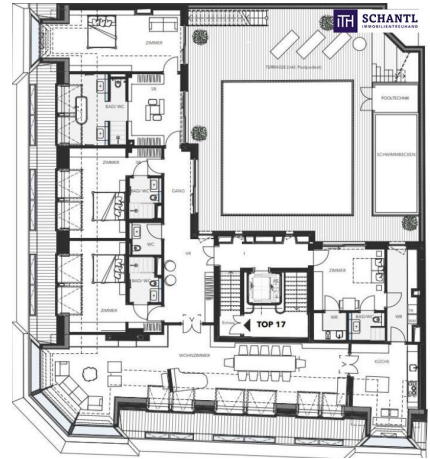
3% des Kaufpreises zzgl. 20% USt.

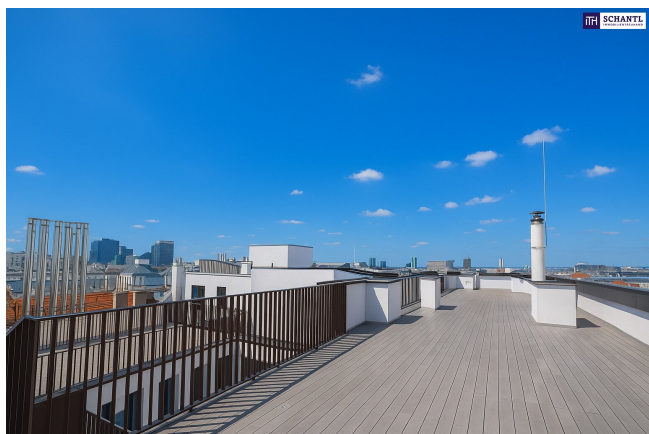
Ihr Ansprechpartner



Ursula Seiwald

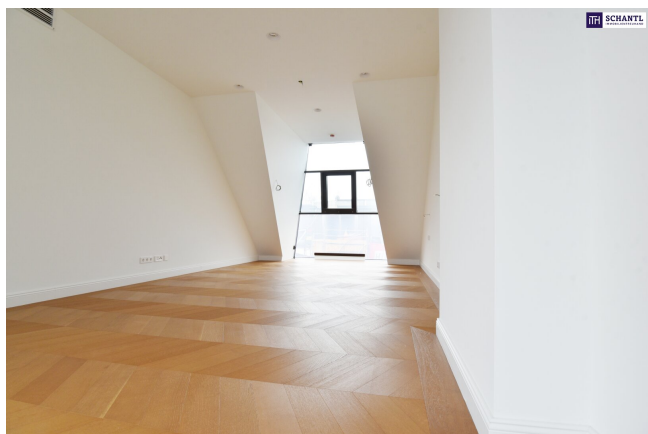
Schantl ITH Immobilienreuhand GmbH
Messendorfer Straße 71a
8041 Graz











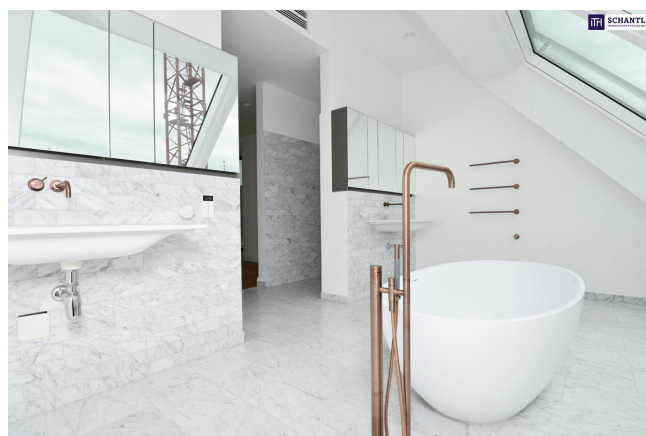
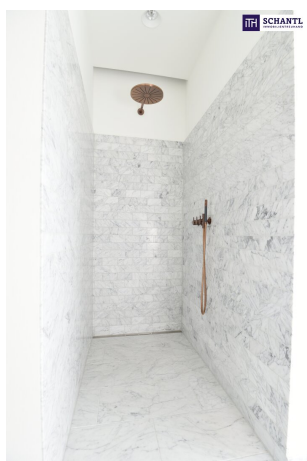


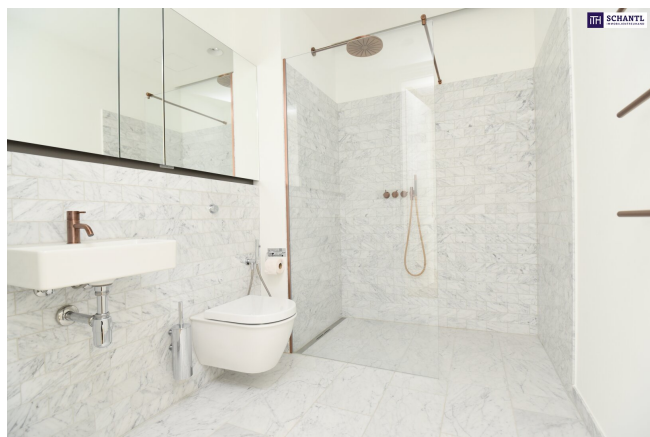


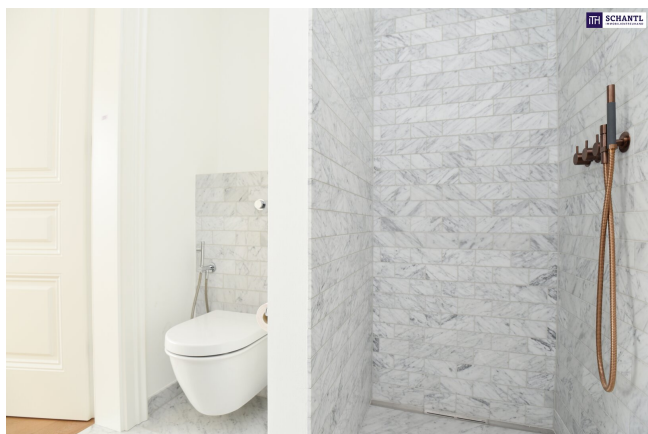
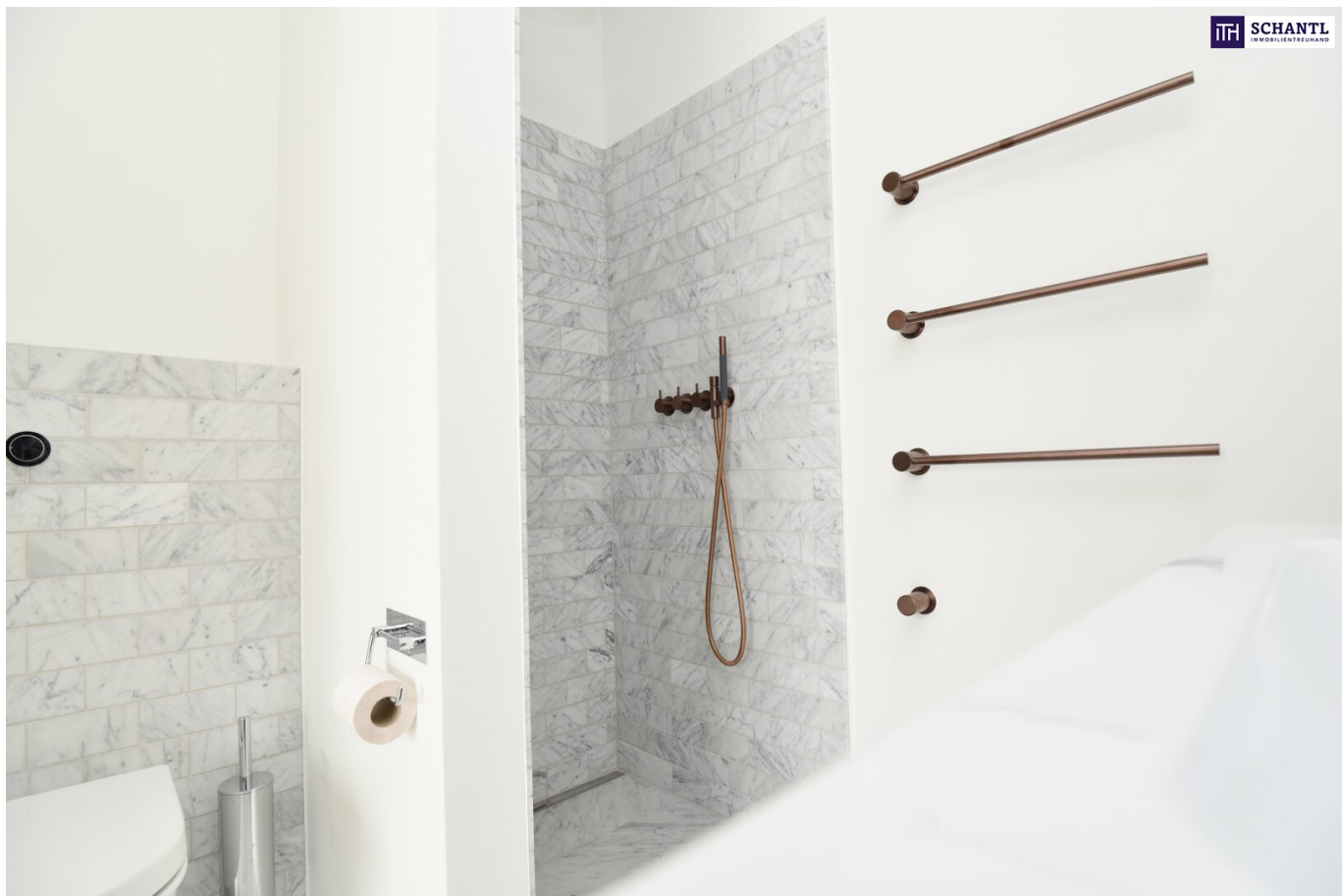




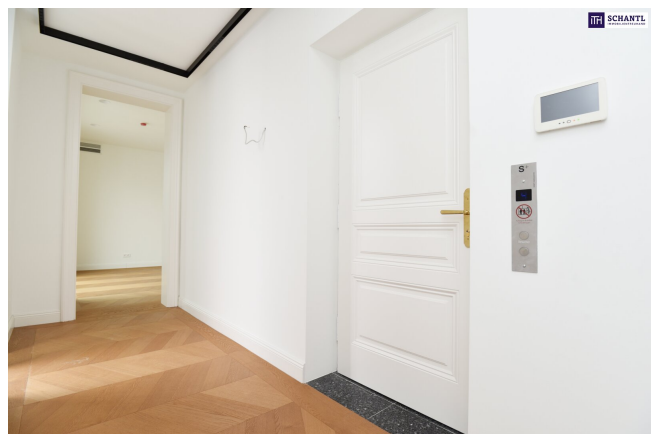




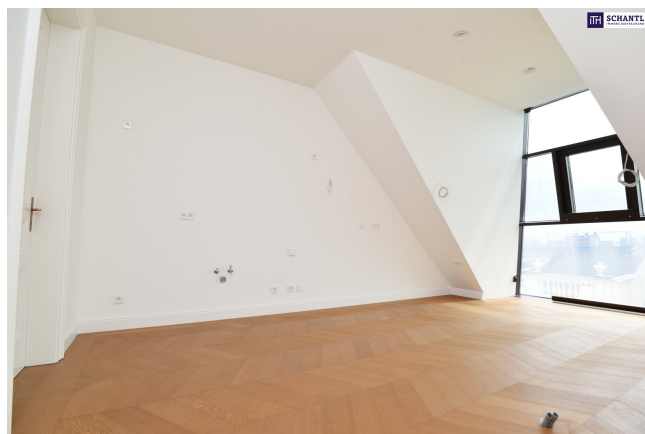




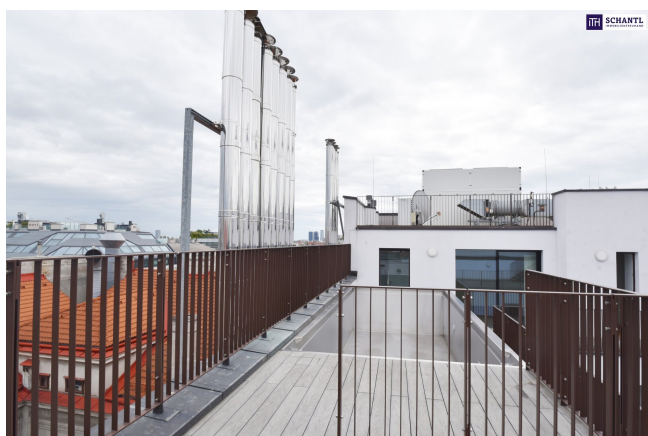








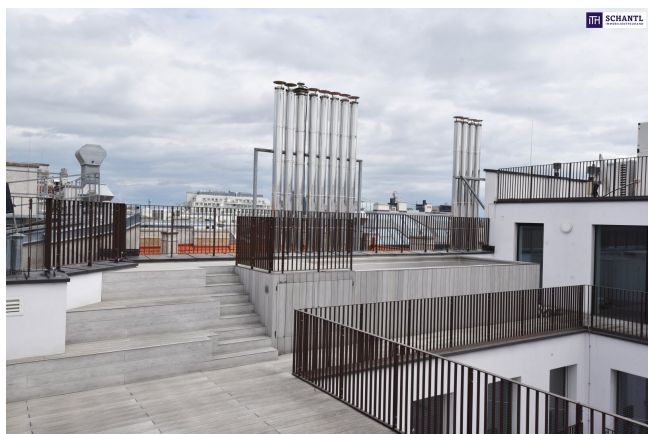


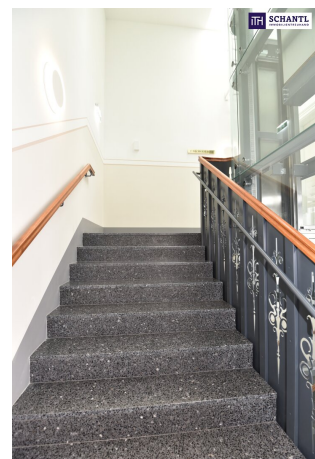
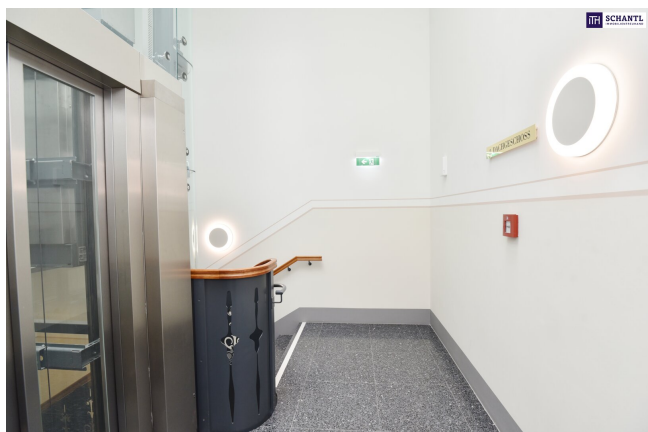




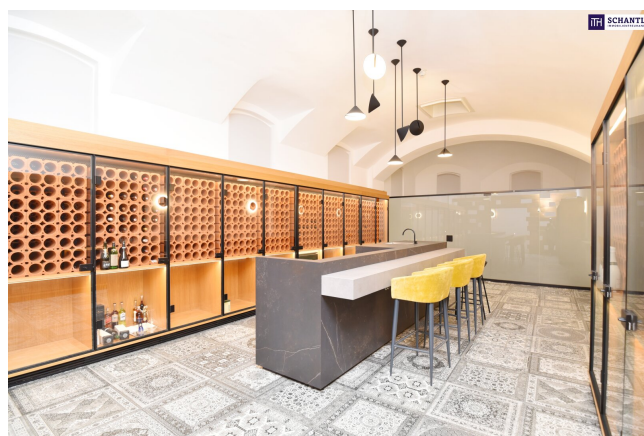






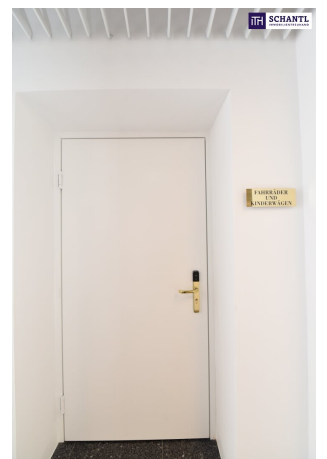




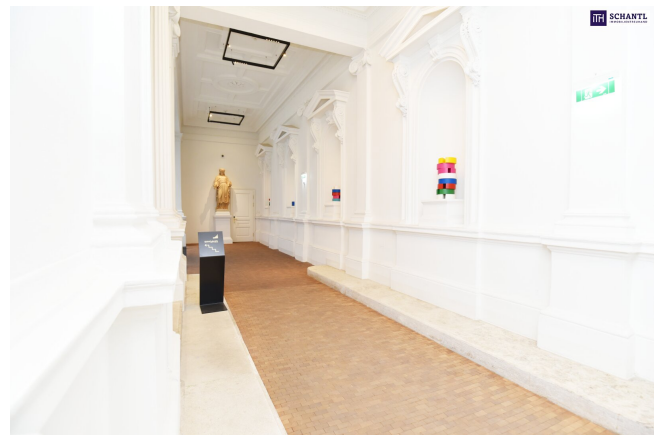
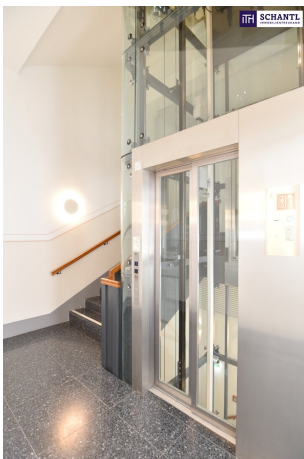














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Wir machen das für Sie!

Unsere Leistungen
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3D Grundriss

35 Plattformen

Social Media

Home Staging

Wohnungs- und
Hausvideos

Infrastrukturbericht

Top Fotos

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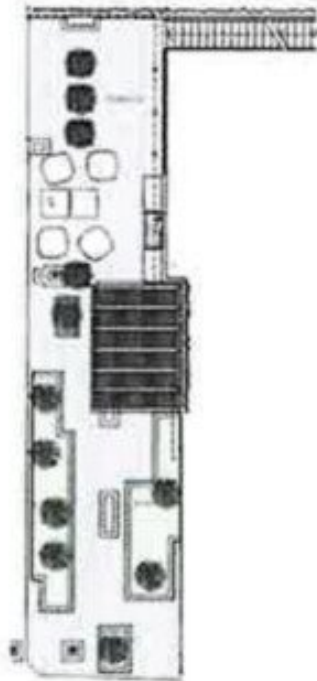
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Ganzheitliche Lösungen für Ihre sichere Zukunft.

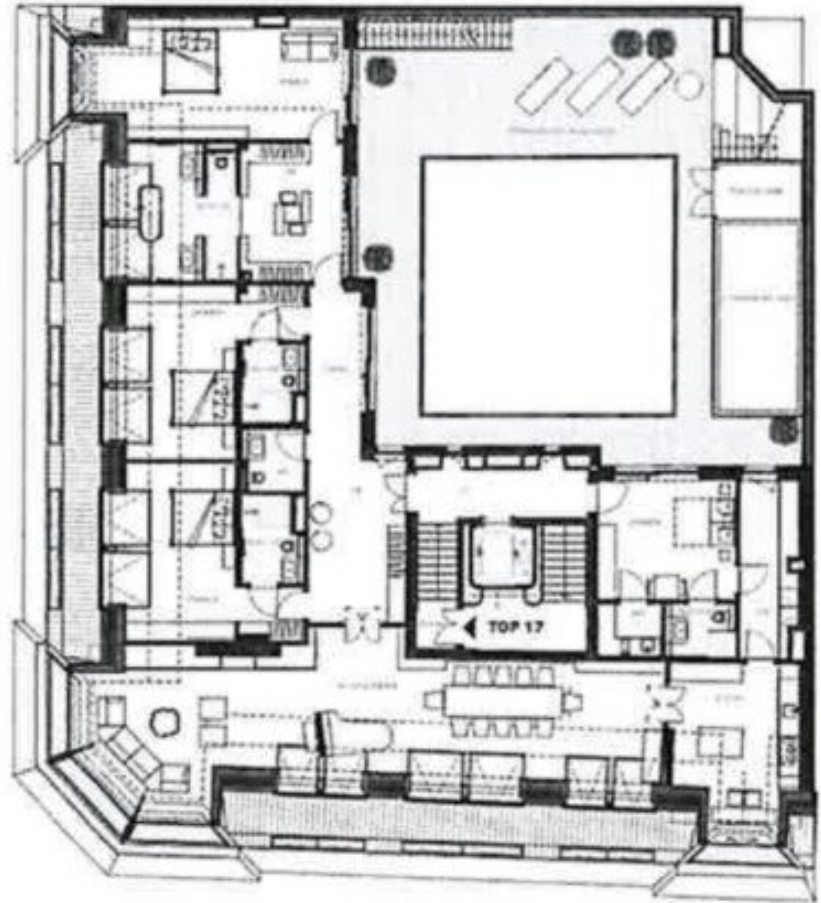
VERMÖGENSAUFBAU Smart investieren, Zukunft gestalten. - Immobilien inkl. - Immobilienbewertung - Immobilienbeteiligungen - Vorsorgewohnung - Investmentfonds - Bauherrenmodelle - Unternehmensbeteiligungen - Edelmetalle - Technische Metalle - uvm.	VERSICHERUNGEN Schützen Sie, was Ihnen wichtig ist. - Kreditversicherungen - Eigenheim & Haushalt - Betriebsunterbrechung - Kranken- / Gesundenvers. - Unfallversicherungen - Sachversicherungen inkl. KFZ - Pensionsvorsorge inkl. Lebensversicherungen - Berufsunfähigkeitsvers. - uvm.	FINANZIERUNG Ihre Pläne, unsere Lösungen. - Förderungsberatung - Klassische Finanzierungen - Kombinierte Kreditangebote (min. Geldwert - max. Sachwert) - Leasing - Kfz- & Mobilien (Geräte, Einrichtungen, etc.) - Immobilienleasing - Privatfinanzierungen - Umschuldungen - uvm.
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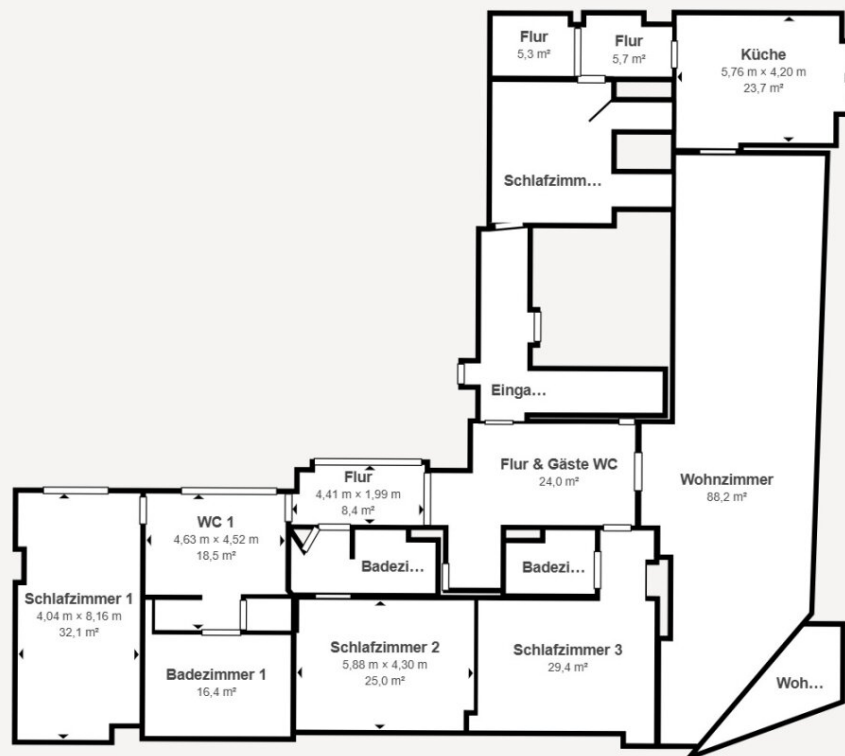
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8041 Graz
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E: office@schantl-ith.at



Dachterrasse



2. Dachgeschoss



Matterport Property Report:

Schellinggasse 12, 1010 Top 17

Indoor Scanned Area - Full Property 339,4 m² | Floor 1 339,4 m²

Sizes and dimensions are approximate, actual may vary

Visit 3D space on
 **Matterport**



Objektbeschreibung

Exquisite Elegance above Vienna's Rooftops – Your Private Luxury Penthouse in the Heart of the 1st District – Click for 3D-Tour!

Experience extraordinary living comfort in this unique penthouse at Schellinggasse 12, located in the exclusive 1st district of Vienna. This residence sets a new benchmark for luxurious living, combining stunning architecture with the highest-quality features across a living space of 362 m². A private elevator takes you directly into your home, where you will find a spacious layout, sunlit rooms, and the finest materials.

The expansive living area, featuring floor-to-ceiling windows, offers breathtaking views of the city skyline. The highlight of this penthouse is the spectacular 248 m² terrace, providing a 360-degree panoramic view over Vienna's historic rooftops. It's the perfect space for relaxation, stylish gatherings, or unforgettable sunsets. A private swimming pool with a counter-current system enhances the sense of luxury and relaxation in your home.

Every room is equipped with premium equipment and sophisticated details, emphasizing the exceptional character of this property. The central location in the heart of the 1st district strikes a perfect balance between urban lifestyle and exclusive privacy. Cultural attractions, gastronomy, shopping, and leisure options are just steps away – here, you live at one of Vienna's most prestigious addresses.

This penthouse is more than a home – it's a statement of elegance, comfort, and prestige.

[3D-Tour](#)

Key Facts About Penthouse Top 17:

- **Living Area:** 362.51 m²
- **Upper Level Terrace:** 115.16 m²
- **Rooftop Terrace:** 133.12 m² with 360-degree views, including direct sight of the iconic St. Stephen's Cathedral

- **Swimming Pool:** with Counter-Current System, 17.29 m²
- **Storage Room:** 8.83 m²
- **Private Wine Cellar:** 26.50 m²
- **Ceiling Height:** 2.65m up to 3m
- **Air Conditioning**
- **Smart Home System**
- **Private Elevator Access**
- **Underground Garage Parking Spaces á € 120.000,00**

What are you waiting for?

Schedule a viewing today!

Visit www.schantl-ith.at in cooperation with sfi-invest.com

The information provided about the property has been prepared with the care of a professional real estate agent; however, no guarantee is given for the accuracy of details provided by the property owner.

Der Vermittler ist als Doppelmakler tätig.

Infrastruktur / Entfernungen

Gesundheit

Arzt <250m
Apotheke <250m
Klinik <750m
Krankenhaus <1.000m

Kinder & Schulen

Schule <250m
Kindergarten <750m
Universität <250m
Höhere Schule <1.250m

Nahversorgung

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

Sonstige

Geldautomat <250m
Bank <250m
Post <250m
Polizei <750m

Verkehr

Bus <250m
U-Bahn <500m
Straßenbahn <250m
Bahnhof <500m
Autobahnanschluss <3.000m

Angaben Entfernung Luftlinie / Quelle: OpenStreetMap