

Exclusive Townhouse with Private Wellness Area



Objektnummer: 2703/2860

Eine Immobilie von Wohnen & Wert Realitätenvermittlung GmbH

Zahlen, Daten, Fakten

Art:	Haus
Land:	Österreich
PLZ/Ort:	1090 Wien
Baujahr:	1850
Zustand:	Gepflegt
Alter:	Altbau
Wohnfläche:	188,40 m ²
Zimmer:	5
Bäder:	2
WC:	3
Terrassen:	1
Keller:	27,00 m ²
Heizwärmebedarf:	E 158,40 kWh / m ² * a
Gesamtenergieeffizienzfaktor:	E 3,01
Provisionsangabe:	

3% des Kaufpreises zzgl. 20% USt.

Ihr Ansprechpartner



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Objektbeschreibung

Exclusive Townhouse with Private Wellness Area in Vienna's Prestigious 9th District

In one of Vienna's most sought-after locations, an extraordinary townhouse is being reimaged into a refined private retreat that combines timeless architecture, modern elegance and exceptional quality of living.

Following the acquisition, the property will undergo an extensive high-end renovation over approximately 8–9 months, with a strong focus on premium materials, sophisticated design and elevated residential comfort. The result will be a unique urban sanctuary inspired by international boutique hotels and exclusive private wellness residences.

Warm natural materials, elegant stone surfaces, bespoke built-ins and carefully curated lighting concepts create an atmosphere of calm, understated luxury and timeless sophistication. Generous living spaces and seamless transitions throughout the home give the property a distinctive sense of openness and refined elegance.

A true highlight of this residence is the private wellness area featuring a sauna, whirlpool, fitness and yoga space — designed as a personal sanctuary for relaxation, regeneration and well-being in the heart of the city.

Property Highlights:

- Exclusive townhouse in Vienna's prestigious 9th district
- Planned high-end full renovation
- Private wellness area with sauna & whirlpool
- Fitness and yoga room
- Spacious architectural layout with elegant living concept
- Premium natural materials & stone finishes
- Bespoke custom-made interiors

- Quiet and sophisticated residential atmosphere
- Inspired by international boutique hotels
- Private terrace with secluded retreat character

Features & Amenities:

- Bathroom with window
- Bathtub & walk-in shower
- Guest WC & separate toilets
- Open-plan kitchen / living area
- Fully fitted kitchen
- Fireplace
- Parquet, wood & stone surfaces
- Sauna
- Fitness area
- Northwest-facing terrace
- City views
- Gas heating
- Cable & satellite TV

This townhouse is designed for those who appreciate architecture, design and exceptional living concepts. A rare opportunity to acquire a distinctive residence with a private wellness character in one of Vienna's most exclusive residential locations.

Further information and private viewings are available upon request.

Located in one of Vienna's most sought-after residential areas, just a few steps from the idyllic Liechtensteinpark, this exclusive property is situated in the heart of the 9th district. The surroundings combine elegant tranquility with urban living of the highest standard in a truly unique way.

The expansive park, with its historic green spaces, walking paths, and baroque garden palace, offers an exceptional retreat in the middle of the city — ideal for relaxation, sports, or peaceful moments surrounded by nature. At the same time, residents benefit from outstanding infrastructure: the nearby Währinger Straße is one of the district's most popular shopping streets and features a wide selection of premium boutiques, charming cafés, and excellent restaurants. Vienna's city center can be reached within just a few minutes, further emphasizing the exclusivity of this location.

Public transport connections are also excellent — several tram and bus lines, as well as underground connections, ensure maximum flexibility in everyday life.

This location represents urban lifestyle, cultural diversity, and premium residential quality — perfectly suited for discerning owner-occupiers and investors who appreciate one of Vienna's finest addresses.