

## Architectural Digest Love!



**Objektnummer: 7412**

**Eine Immobilie von Spiegelfeld**

## Zahlen, Daten, Fakten

<b>Art:</b>	Wohnung
<b>Land:</b>	Österreich
<b>PLZ/Ort:</b>	1190 Wien
<b>Möbliert:</b>	Voll
<b>Wohnfläche:</b>	93,60 m <sup>2</sup>
<b>Zimmer:</b>	3
<b>Bäder:</b>	1
<b>WC:</b>	2
<b>Balkone:</b>	2
<b>Gesamtmiete</b>	4.490,00 €
<b>Kaltmiete (netto)</b>	4.490,00 €
<b>Kaltmiete</b>	4.490,00 €
<b>Provisionsangabe:</b>	

Gemäß Erstauftraggeberprinzip bezahlt der Abgeber die Provision.

## Ihr Ansprechpartner

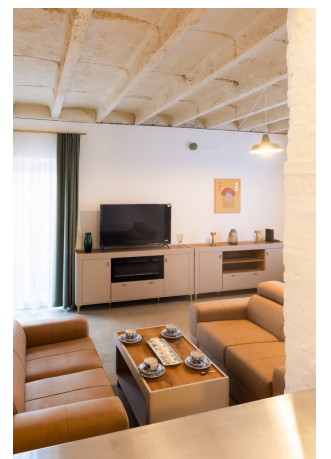
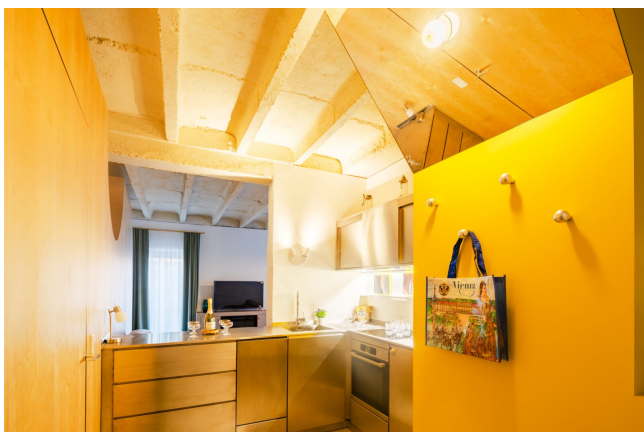


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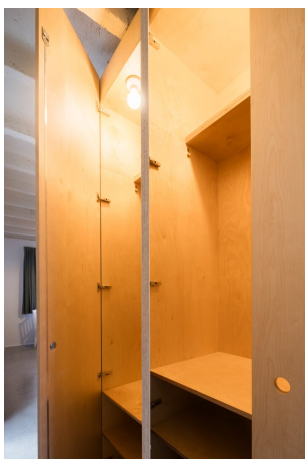




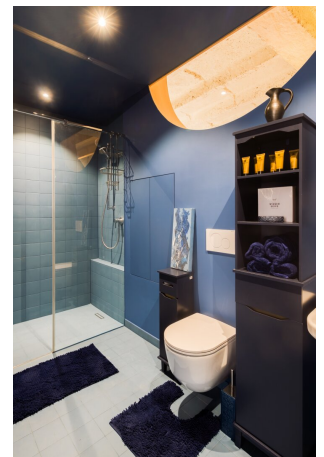




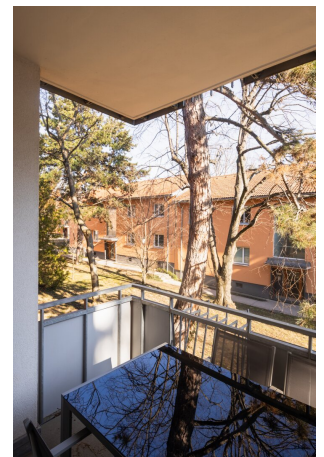






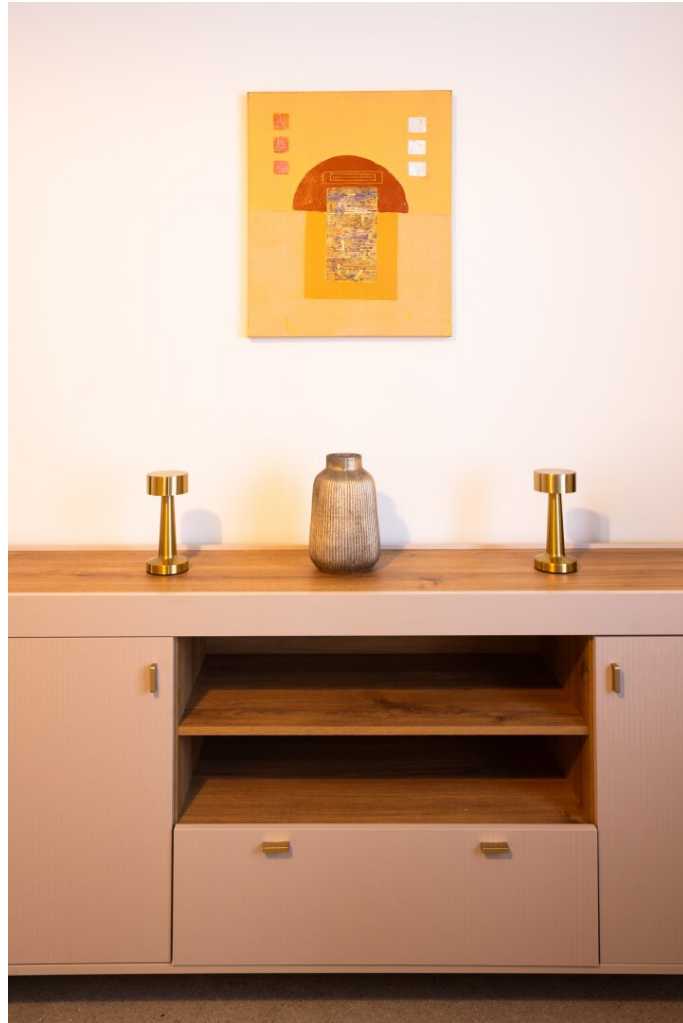


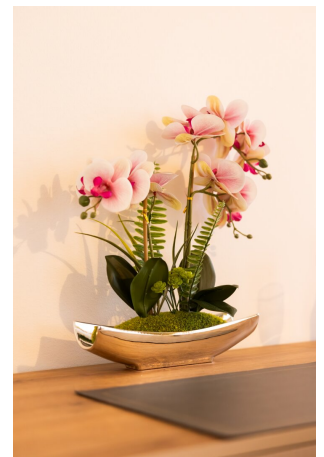
















This stunning apartment is equipped with



Detergent



Shower



Champagne



Electric kettle



Soap



Washer / Dryer



Coffee machine



Dishwasher

## Objektbeschreibung

**1190 Wien, Dr. Eduard-Heinl-Gasse 6**

**An architecturally distinguished residence, honored with one of the world's most prestigious awards for residential design.**

### **THE 19TH DISTRICT – DÖBLING**

**Vienna's premier residential district, where sophisticated urban living meets timeless villa charm and the natural beauty of the world-famous Vienna Woods.**

Vienna's most exclusive residential district, 1190 Döbling, offers an exceptional blend of international urban living, cultural sophistication, and natural beauty. Elegant villa neighborhoods, tranquil streets, and proximity to the world-famous Vienna Woods define this sought-after location, renowned for its safety, excellent infrastructure, and timeless prestige.

### **The Apartment Building – Dr. Eduard-Heinl-Gasse 6, 1190 Vienna**

Gentle vineyard slopes, distinguished historic villas, and expansive park landscapes define the surroundings of this two-storey apartment residence, establishing it as an address of timeless distinction. For decades, this area has been regarded as one of the most sought-after retreats of the European elite — a place where nature, nobility, and urban refinement merge into a way of life of rare quality.

The building is discreetly situated on a traffic-calmed side street, ensuring privacy and tranquility in an exceptionally prestigious setting.

Oberdöbling is not an ordinary neighborhood, but a true synonym for cultivated excellence. Here, prestige requires no emphasis — it is subtly present in every detail: in the quiet elegance of the streets, the discreet nature of the surroundings, and the unmistakable flair of European high culture that is unique to this distinguished part of Vienna.

Just a few steps away lies Grinzing, a location of international renown. Its historic wine taverns, charming lanes, and iconic "Heurigen" venues have attracted notable personalities for centuries, lending the area an unmistakable aura that elevates Oberdöbling to one of the most exclusive residential locations in Europe.

**The Apartment, awarded one of the most prestigious architecture honors for residential living and is offered as a first-occupancy residence**

- 93.6 m<sup>2</sup> of living space featuring 3 rooms, kitchen, bathroom, entrance hall, two balconies and two private cellar units

- Intelligent layout with clearly separated areas for living and sleeping
- High ceilings, large balconies, expansive windows, and a generously proportioned bathroom
- Efficient underfloor heating ensuring even, comfortable indoor climate throughout
- Elegant Art Nouveau furnishings thoughtfully combined with contemporary design elements
- Spacious master bedroom complemented by a refined second bedroom
- Fully equipped premium stainless-steel kitchen with espresso machine, kettle, toaster, high-quality tableware, multiple glassware sets, cookware, utensils, and cleaning supplies
- Elegantly designed bathroom with complete high-end amenities, including fresh towels, hair dryer, handcrafted Viennese soaps, and a refined blue-glass bathroom accessory set
- Exclusive welcome package featuring selected bottles of sparkling wine, premium coffee capsules, finest PG Tips tea, sugar, and cream
- Bathroom welcome amenities including handcrafted soaps made according to a traditional Viennese formula, as well as laundry detergent and fabric softener

Upon entering this award-winning apartment, an exceptional sense of space unfolds immediately. Floor-to-ceiling windows and balcony doors draw the eye effortlessly toward the meticulously maintained garden, creating a seamless and harmonious connection between interior and exterior.

The entrance area, subtly accented in warm, sun-tinted yellow, welcomes you with lightness

and refined elegance. It infuses the space with warmth and vitality while gently guiding the view onward to the balcony and surrounding greenery. An arrival that appeals to both heart and senses, setting the tone for the refined living quality that defines this residence from the very first moment.

The elegant dining area comfortably accommodates up to six guests and is equally suited for private dining as well as refined, understated entertaining. Generous window surfaces fill the space with soft natural daylight, creating a calm and balanced atmosphere. A stately conifer positioned before the window provides natural shade and quietly emphasizes the secluded, tranquil residential quality of this area.

The generous, light-filled living area presents itself as a refined lounge of understated elegance. Two high-quality leather sofas invite relaxed moments, while a contemporary electric fireplace adds a sense of warmth and quiet comfort. Carefully selected Art Nouveau furnishings complement the interior harmoniously, lending it authentic Viennese charm.

For comfortable relaxation, a flat-screen TV is provided, and high-speed Wi-Fi is, of course, available throughout. Distinctive steel frames in subtle red tones introduce thoughtful architectural accents. From the balcony, a tranquil view opens onto the meticulously maintained garden, further emphasizing the exceptional residential quality of this residence.

The master bedroom welcomes you with a comfortable king-size bed, offering exceptional sleeping comfort of the highest standard. A large window allows soft morning daylight to gently fill the room, creating a sense of natural warmth and serenity. Stylish curtains in subtle shades of green ensure a high level of privacy while enhancing the room's calm and harmonious atmosphere.

The second bedroom is furnished with a French double bed in grey leather. A generous window likewise provides pleasant morning light and a bright, inviting ambiance. Coordinated furnishings and subtly green curtains create an atmosphere of understated exclusivity, making this space equally suitable as a guest bedroom or an additional sleeping room of refined quality. Thoughtfully integrated wardrobes offer exceptional storage capacity while adding a sophisticated architectural accent.

For your comfort, the finest bed linen and complete bedding are, of course, already provided.

The generous balcony allows fresh morning air from the surrounding majestic trees to flow in, accompanied by gentle birdsong, creating a naturally tranquil start to the day.

A stylish writing desk in each bedroom offers an elegant and quiet workspace — ideal for focused work in a refined and sophisticated setting.

The newly designed, exceptional bathroom in aquamarine blue forms a true centerpiece of this award-winning apartment. A striking architectural element is the large semi-circular window,

which fills the space with natural daylight and lends the room a distinctive character. A generously proportioned walk-in shower completes this remarkable bathroom, offering a bathing experience of the highest standard.

For enhanced comfort, freshly arranged towels in various sizes and a high-quality hair dryer are thoughtfully provided. The exclusive ambiance is further refined by handcrafted soaps — produced according to a traditional Viennese secret formula by the renowned Viennese Soap Manufactory — complemented by an elegant bathroom accessory set in refined blue glass, including dispenser, tray, tumbler, and additional accents.

The ultra-modern stainless-steel kitchen, designed with refined sophistication, is fully equipped with an espresso machine, kettle, and toaster. A complete selection of premium glassware — including wine, whisky, champagne, water, and tumbler glasses — as well as high-quality tableware is at your disposal.

At the stainless-steel bar positioned in front of a large window, you may enjoy your morning coffee in a light-filled setting. Premium coffee capsules, finest PG Tips tea, sugar, and cream are thoughtfully provided.

All cleaning essentials are already available and discreetly, stylishly stored.

An efficient underfloor heating system ensures pleasant warmth and a high level of living comfort throughout the residence.

The balconies form a serene extension of the living space, offering a discreet view of the meticulously maintained garden. The surrounding greenery creates a welcome sense of distance from daily life and emphasizes the private, secluded residential quality.

On the lower level, a spacious, fully developed basement provides a washer-dryer, with laundry detergent and fabric softener readily available for immediate use.

As an exclusive welcome gesture, a refined starter package is provided, featuring selected bottles of sparkling wine, premium coffee, finest PG Tips tea, sugar, and cream — ensuring a stylish and comfortable beginning to your stay.

Wir weisen darauf hin, dass zwischen dem Vermittler und dem zu vermittelnden Dritten ein

familiäres oder wirtschaftliches Naheverhältnis besteht.

Der Immobilienmakler erklärt, dass er – entgegen dem in der Immobilienwirtschaft üblichen Geschäftsgebrauch des Doppelmaklers – einseitig nur für den Vermieter tätig ist.

## **Infrastruktur / Entfernungen**

### **Gesundheit**

Arzt <500m  
Apotheke <500m  
Klinik <1.500m  
Krankenhaus <1.500m

### **Kinder & Schulen**

Schule <500m  
Kindergarten <500m  
Universität <1.500m  
Höhere Schule <1.500m

### **Nahversorgung**

Supermarkt <500m  
Bäckerei <500m  
Einkaufszentrum <2.500m

### **Sonstige**

Geldautomat <1.000m  
Bank <500m  
Post <500m  
Polizei <1.000m

### **Verkehr**

Bus <500m  
U-Bahn <2.500m  
Straßenbahn <500m  
Bahnhof <1.500m  
Autobahnanschluss <2.500m

Angaben Entfernung Luftlinie / Quelle: OpenStreetMap



## **Österreichs beste Makler/innen**

### **Qualität – Sicherheit – Kompetenz**

Mehr als 60 Immobilienkanzleien an über 80 Standorten und über 400 Mitarbeiter/Innen machen den Immobilienring Österreich zu Österreich größtem, freien Makler-Netzwerk. Die Mitglieder zählen zu den führenden Immobilien-Experten.

- Sicherheit einer seriösen Kanzlei und umfassender Service
- Transparente Geschäftsanbahnung und –abwicklung
- Über 5.000 Liegenschaften in verschiedenen Preisklassen

Immobilienring Österreich Makler sind Spezialisten bei Vermietung und Verkauf von Wohn- und Gewerbeimmobilien, Grundstücken sowie Investmentobjekten. Sie bieten Ihnen höchste Beratungsqualität, profundes Know-How und langjährige Erfahrung.