

Maison 12 - The Charming



Objektnummer: 7408

Eine Immobilie von Spiegelfeld

Zahlen, Daten, Fakten

Art:	Wohnung
Land:	Österreich
PLZ/Ort:	1180 Wien
Möbliert:	Voll
Alter:	Altbau
Wohnfläche:	78,00 m ²
Zimmer:	3
Bäder:	1
WC:	1
Gesamtmiete	2.930,00 €
Kaltmiete (netto)	2.930,00 €
Kaltmiete	2.930,00 €

Ihr Ansprechpartner



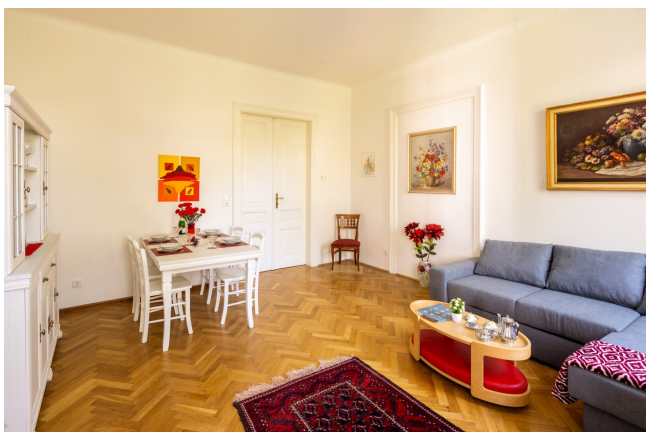
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Gerne stehe ich Ihnen für weitere Informationen oder einen Besichtigungstermin zur Verfügung.

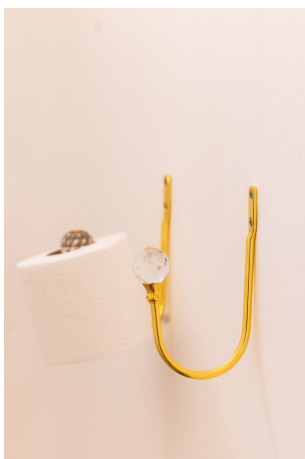






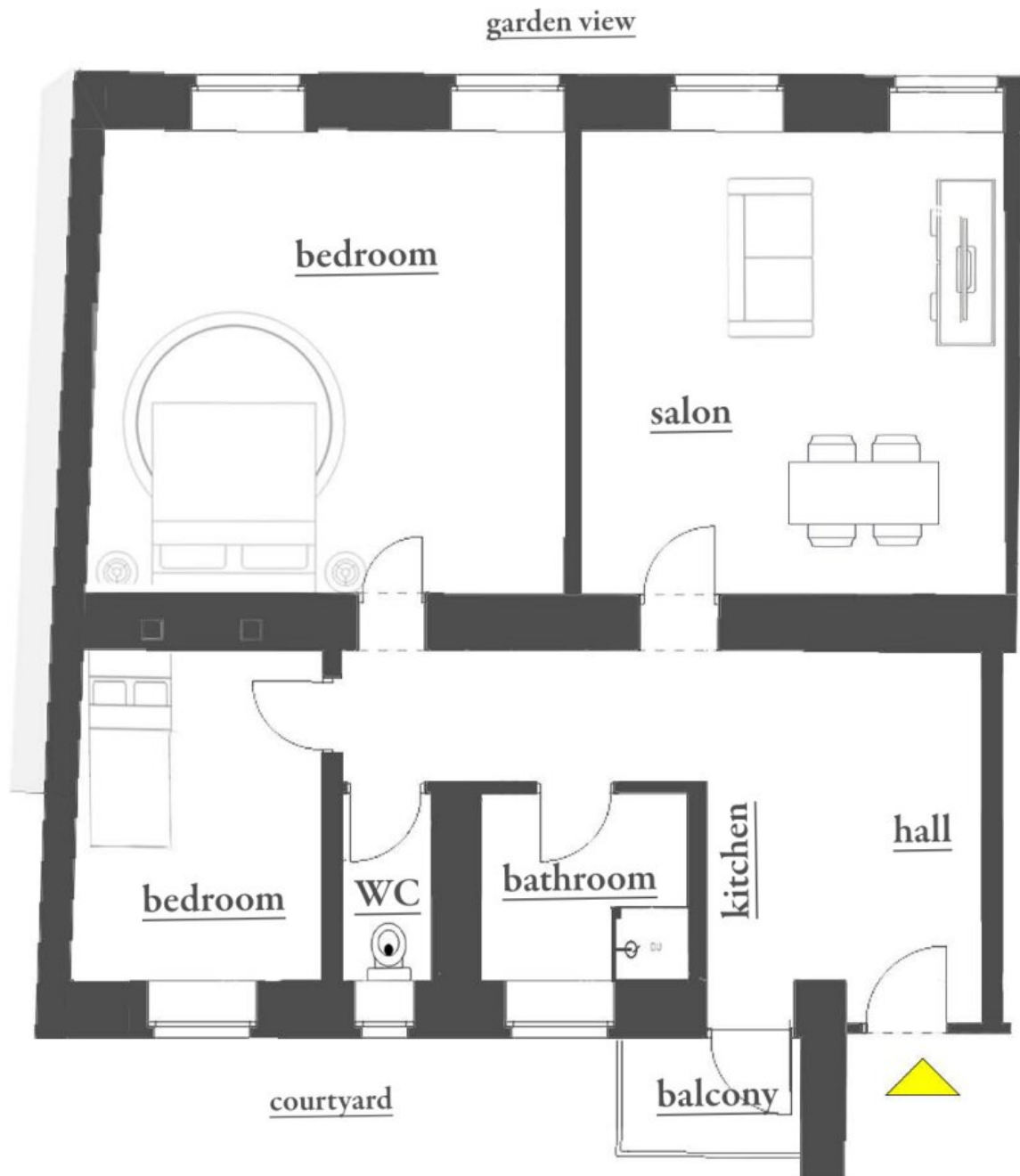












This stunning apartment is equipped with



Detergent



Shower



Champagne



Electric kettle



Soap



Washer / Dryer



Coffee machine



Dishwasher

Objektbeschreibung

1180 Wien, Semperstrasse 31, Top 12

THE 18TH DISTRICT – Währing

Quiet upscale district with vibrant neighborhoods, proximity to the city center, proximity to recreational areas

The Viennese upscale district, 1180 Währing, combines urban lifestyle, culture, and nature in a unique way. The proximity to Vienna's city center, the most important business districts, and the famous recreational areas creates its special appeal. Quiet residential areas contrast with vibrant neighborhoods. It is the safest district in Vienna and is known for its excellent infrastructure.

The apartment building Semperstrasse 31 in Währing, 1180 Vienna

Stylish living in a Viennese Gründerzeit building

The apartment building is located in a charming Viennese Gründerzeit house in an exceptionally quiet and upscale residential area. This location offers the perfect balance between relaxation and urban elegance, making it the ideal base for your stay in Vienna.

Thanks to the immediate proximity to Vienna's city center, important business districts, cultural highlights, and extensive recreational areas, you will enjoy an exclusive living experience with excellent connections. You can easily reach the subway, tram, and bus lines within a few minutes on foot. A parking garage is located just a few steps from the house.

Just a short walk away begins a vibrant, diverse neighborhood with attractive shopping streets, international restaurants, cozy Viennese pubs, supermarkets, selected boutiques, and a well-known market. The world-famous Volksoper is also in the immediate vicinity – as well as several health centers, renowned schools, and Vienna General Hospital (AKH).

This exceptional environment transforms the apartment building into a destination where you can indulge in Viennese elegance, outstanding living comfort, and superior infrastructure—crafted to match your lifestyle at the highest level.

The period apartment: 78 m², 3 rooms, kitchen, bathroom, hallway, balcony

- intelligent room layout for living, sleeping, home office
- A stylish balcony for two, perfect for relaxing and enjoying the fresh air

- high ceilings, parquet floors, large windows in all rooms
- Stunning garden views with majestic mature trees
- elegant period furniture combined with modern elements
- high-quality fully equipped kitchen with espresso machine, tea kettle, vintage dishes, glass set, cooking utensils, pots and pans, and cleaning supplies
- elegantly furnished bathroom with high-quality full equipment: fresh towels, hairdryer, handmade Viennese soap, washer-dryer, marble-look bathroom set
- Welcome starter package: two bottles of sparkling wine, high-quality premium coffee capsules, finest PG Tips premium teas, sugar, coffee creamer
- Bathroom welcome starter package: handmade soaps produced according to an old Viennese secret recipe, laundry detergent and fabric softener

The spacious, wonderfully bright and quiet apartment impresses with its intelligent room layout featuring areas for living, sleeping, and home office. A standout feature of the apartment is a finely designed balcony for two, offering a sanctuary to relax, unwind, and enjoy the fresh outdoor air. The high ceilings, sophisticated chandeliers, authentic antique rugs, grand double-wing doors, and elegant herringbone parquet flooring bestow the apartment with its distinctive Viennese allure. Large window surfaces create light-flooded rooms. From both the living room and bedroom, a stunning view opens onto the expansive garden with its majestic mature trees – morning birdsong and elegant, natural shade included. Elegant period furniture paired with modern elements blends perfectly with the ambiance of this period apartment. High-quality materials make this apartment a period-building jewel.

From the foyer and hallway, you have central access to all rooms.

In the spacious, light-flooded living area, a pull-out sofa with premium sleep comfort invites you to unwind in complete relaxation. A Biedermeier chest of drawers serves as a precious statement piece, adding a refined and stylish accent to the room. Enjoy your time out and

conveniently select the program of your choice on the flat TV – of course, high-speed Wi-Fi is available to you.

The stylish dining area comfortably accommodates up to four people and is ideal for cozy dinners or elegant guest entertainment. A special highlight is the classic Old Vienna credenza, in which you will find lovingly preserved original vintage tableware – perfect for an exclusive, authentic guest dinner with Viennese charm.

The primary bedroom reveals itself as a refined sanctuary of exceptional elegance. Two beautifully arranged single beds ensure a completely undisturbed and deeply restful night's sleep. Three wardrobes not only provide exceptional storage space but also serve as a design accent. An exquisite sofa invites effortless relaxation while lending the room an atmosphere of refined, exclusive lounge elegance.

For maximum sleeping comfort, high-quality bed linen and first-class bedding are already carefully prepared for you – so that you can enjoy a luxurious feel-good experience from the very first moment.

The secondary bedroom presents itself as an elegant, serene retreat, furnished with a high-quality single bed and a wardrobe that discreetly offers storage space. The finely coordinated furnishings create an atmosphere of understated exclusivity.

A stylish writing desk creates an elegant, quiet workspace – ideal for focused work in a sophisticated environment.

The new elegant bathroom features classic, stylish tiles in marble look and a large walk-in shower. For your enhanced comfort, fresh towels in various sizes, a premium-quality hairdryer, and laundry detergent with fabric softener for the ready-to-use washer dryer are thoughtfully provided.

Completing the experience, exquisite handmade soap—crafted according to a traditional Viennese secret recipe from the renowned Viennese soap manufacturer—along with an elegant marble-look bathroom set (dispenser, tray, cup, and more) adds a refined and luxurious touch to your stay.

In the entrance area, you will find a custom-made, high-quality fitted kitchen that blends seamlessly into the foyer thanks to its understated design while offering maximum comfort.

The kitchen is fully equipped and includes an espresso machine and a kettle. A complete set of glassware - including wine, water, and drinking glasses - along with well-maintained vintage tableware is at your disposal.

Extensive cooking utensils, including pots, pans, and kitchen tools, complement the premium setup. All cleaning supplies are also provided and elegantly stored out of sight.

As an exclusive welcome starter package, we serve you two exquisite bottles of sparkling wine as well as premium coffee, tea, sugar, and coffee creamer – for a stylish start to your stay.

Infrastruktur / Entfernungen

Gesundheit

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

Kinder & Schulen

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

Nahversorgung

Supermarkt <500m
Bäckerei <500m
Einkaufszentrum <1.500m

Sonstige

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

Verkehr

Bus <500m
U-Bahn <500m
Straßenbahn <500m
Bahnhof <500m
Autobahnanschluss <2.000m

Angaben Entfernung Luftlinie / Quelle: OpenStreetMap



Österreichs beste Makler/innen

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- Transparente Geschäftsanbahnung und –abwicklung
- Über 5.000 Liegenschaften in verschiedenen Preisklassen

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