A Residence of Exceptional Elegance – In Viennas 1st District

Objektnummer: 2703/2870

Eine Immobilie von Wohnen & Wert Realitätenvermittlung GmbH

Zahlen, Daten, Fakten

Art:	Wohnung
Land:	Österreich
PLZ/Ort:	1010 Wien,Innere Stadt
Zustand:	Erstbezug
Alter:	Altbau
Wohnfläche:	206,00 m²
Zimmer:	5
Bäder:	2
WC:	3
Balkone:	1
Kaufpreis:	3.800.000,00 €

Ihr Ansprechpartner

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

DRESSING ROOM
ca. 15,5m²
TOP 3
KITCHEN / DINING
ca. 28,6m²
BEDROOM 1
ca. 16,6m²
ENTRANCE
ca. 16,6m²
LIVING ROOM
ca. 31,6m²
BALCONY
ca. 9,1m²
BATHROOM
ca. 8,8m²
SAUNA
FIREPLACE
HALLWAY
ca. 12m²
BATHROOM 2
ca. 7,2m²
ATRIUM
VESTIBULE
ca. 2,2m²
STORAGE/
TECHNIC
ca. 9,9m²
STUDY
ca. 24,2m²
BEDROOM 2
ca. 12,9m²

Objektbeschreibung

A Residence of Exceptional Elegance – Luxury Redefined in the Heart of Vienna’s 1st District.

Situated in one of Vienna’s most prestigious addresses, directly opposite the iconic Volkstheater, this extraordinary luxury residence represents the perfect fusion of historic grandeur and contemporary high-end living. Surrounded by fine dining, exclusive boutiques, and the cultural highlights of the city center, this property offers a lifestyle reserved for only a select few.

Located on the elegant Beletage of a magnificent Viennese Altbau building, this exceptional residence spans approximately 206 m² of luxurious living space and is currently undergoing a comprehensive high-end renovation using only the finest materials and craftsmanship. Completion is scheduled within the next three months, while the property is already available for private viewings — a rare opportunity to acquire a luxury residence during its transformation process.

From the moment you enter, the apartment impresses with its remarkable sense of scale and timeless elegance. Ceiling heights of approximately 3.70 to 3.90 meters, refined period architecture, and an ideal south-facing orientation create an atmosphere flooded with natural light and sophisticated grandeur.

Every detail of this residence has been designed without compromise. Bespoke joinery, exquisite natural stone surfaces, and a carefully curated interior concept create a living experience defined by exclusivity and refined aesthetics. The custom-designed natural stone kitchen becomes the architectural centerpiece of the home, seamlessly combining exceptional design with premium functionality.

An integrated KNX smart home system ensures the highest level of comfort, allowing intuitive control of lighting, shading, and climate throughout the residence.

In collaboration with the Wiener Altbaumanufaktur, future owners also have the unique opportunity to actively participate in the final interior selections and personalize the finishing details — creating a truly one-of-a-kind residence tailored to their individual vision.

HIGHLIGHTS OF THE RESIDENCE

• Prestigious prime location in Vienna’s 1st district

• Directly opposite the iconic Volkstheater

• Approx. 206 m² of luxurious living space

• Elegant Beletage residence in a magnificent historic building

• Impressive ceiling heights of approx. 3.70 – 3.90 meters

• Ideal south-facing orientation with abundant natural light

• 5 spacious and representative rooms

• 2 bespoke luxury designer bathrooms

• 3 elegant toilets

• Private south-facing balcony with tranquil atmosphere

• Stylish fireplace as the centerpiece of the living area

• Private sauna for an exclusive in-home spa experience

• Custom-made natural stone designer kitchen

• Finest materials and high-end interior finishes

• State-of-the-art KNX smart home technology

• Opportunity to customize final interior details

• Luxury renovation completed within approx. 3 months

• Available for private viewings immediately

This remarkable property is far more than a residence — it is a statement of sophistication, exclusivity, and timeless value in one of Europe’s most desirable locations.

Experience Viennese luxury living at its finest.

For further information or to arrange a private viewing, the team at Wohnen & Wert will be delighted to assist you.