

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



**Objektnummer: 286870**

**Eine Immobilie von Schantl ITH Immobilienbetreuung GmbH**

## Zahlen, Daten, Fakten

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

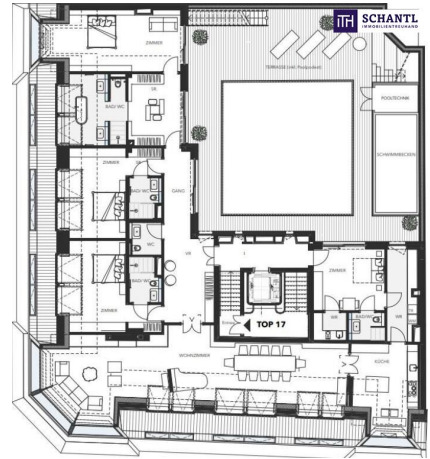
3% des Kaufpreises zzgl. 20% USt.

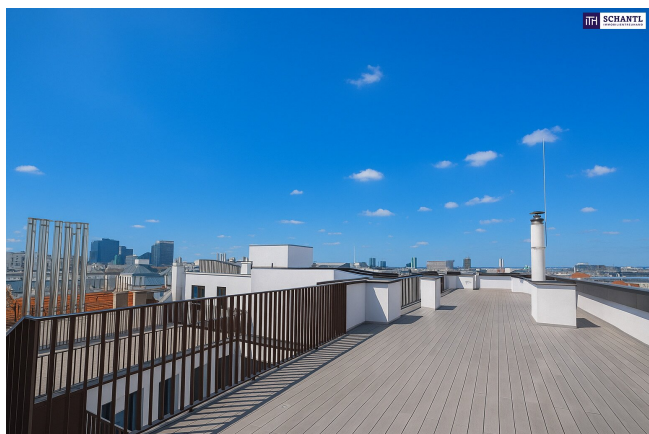
## Ihr Ansprechpartner



**Ursula Seiwald**

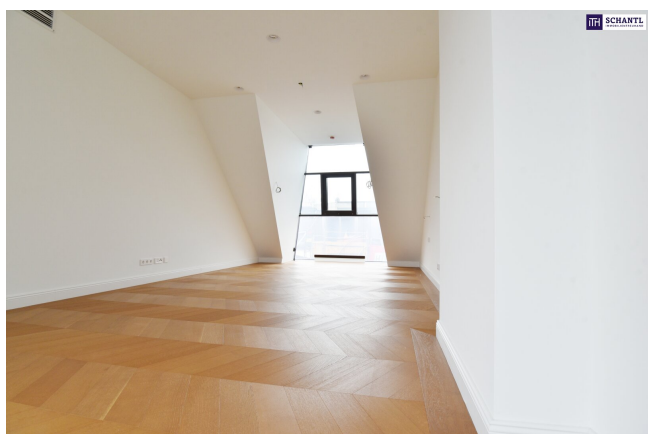
Schantl ITH Immobilien treuhand GmbH  
Messendorfer Straße 71a  
8041 Graz











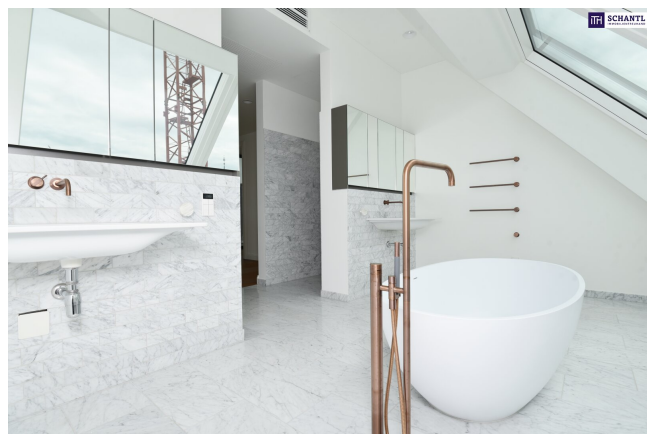
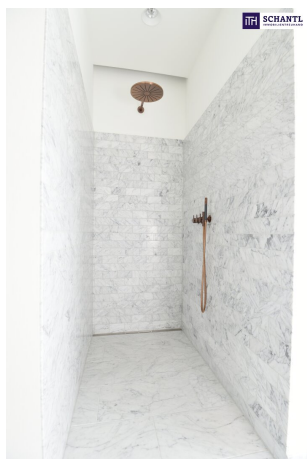


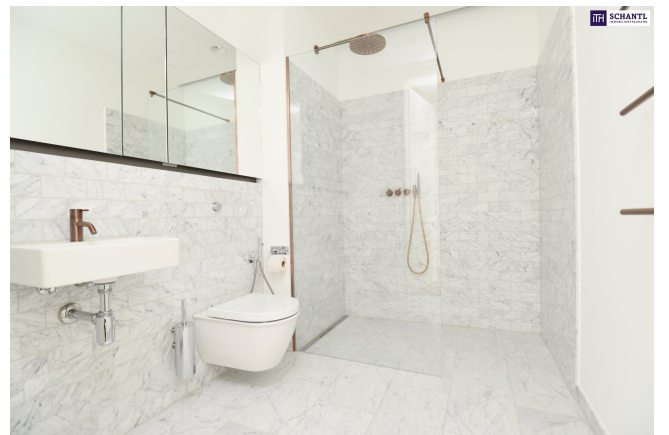


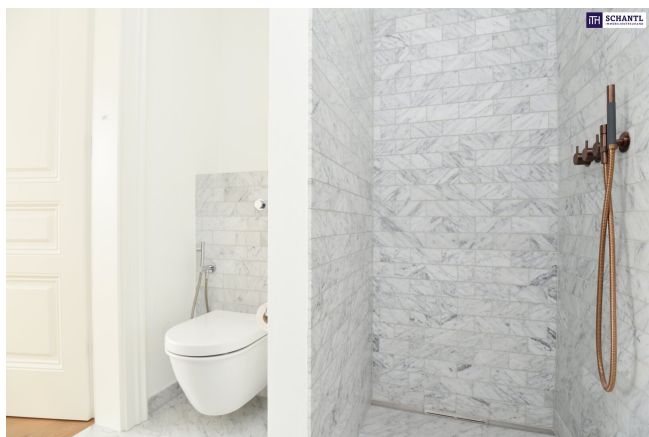
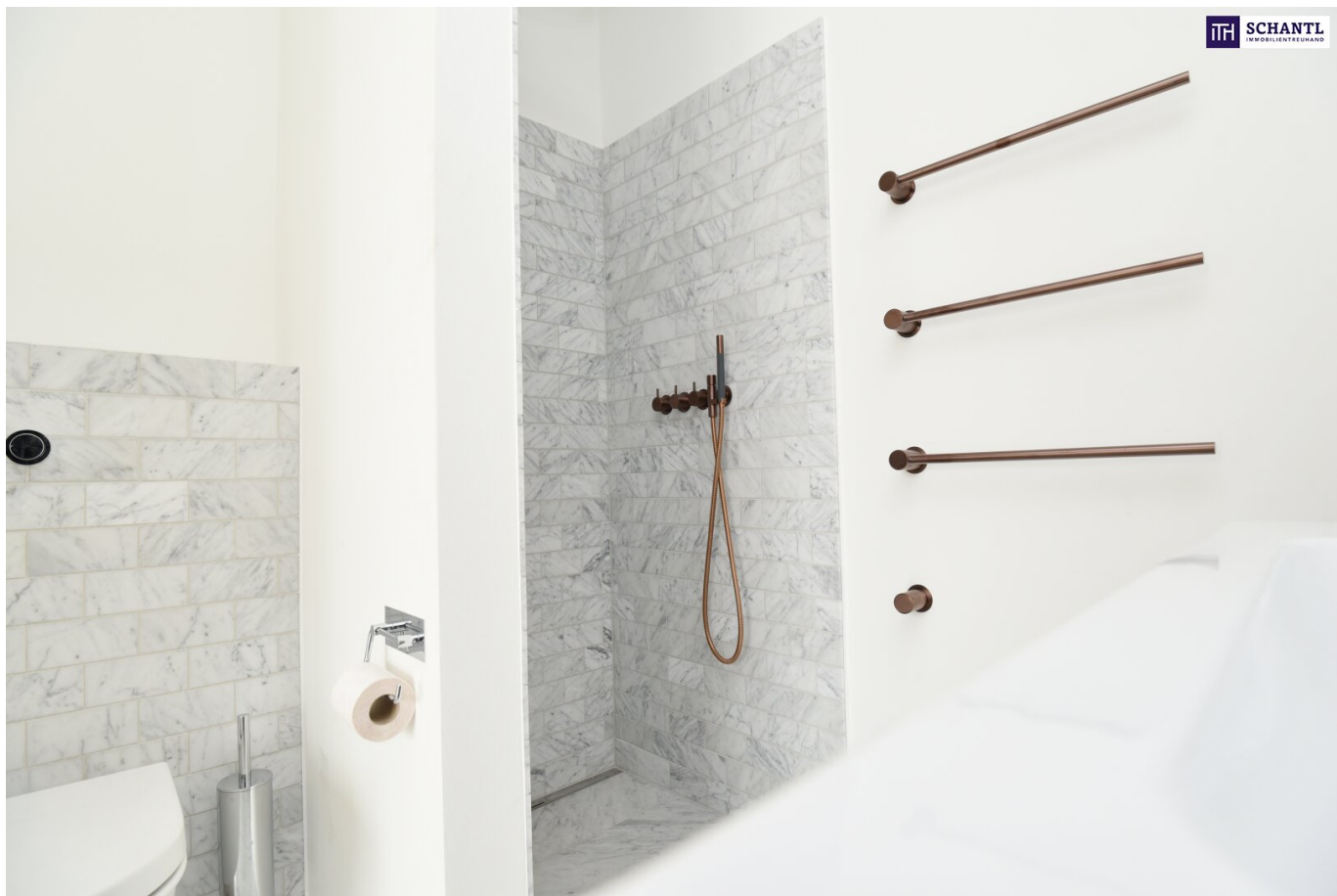




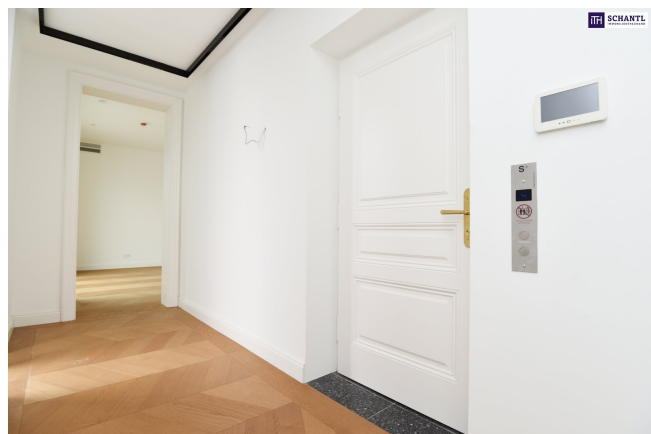




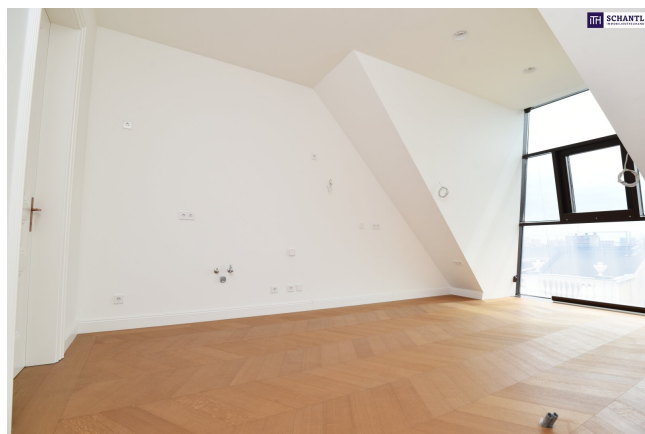




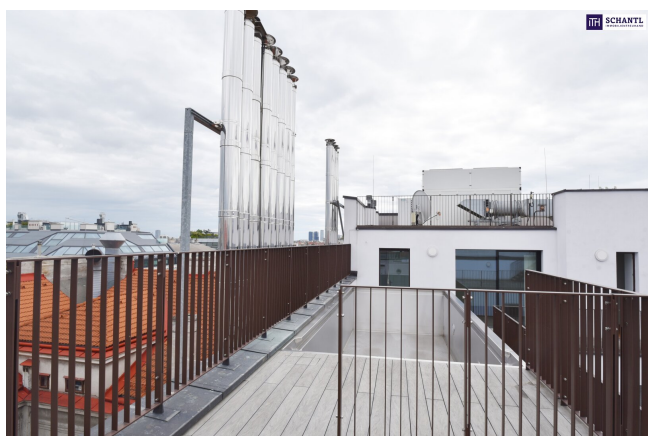








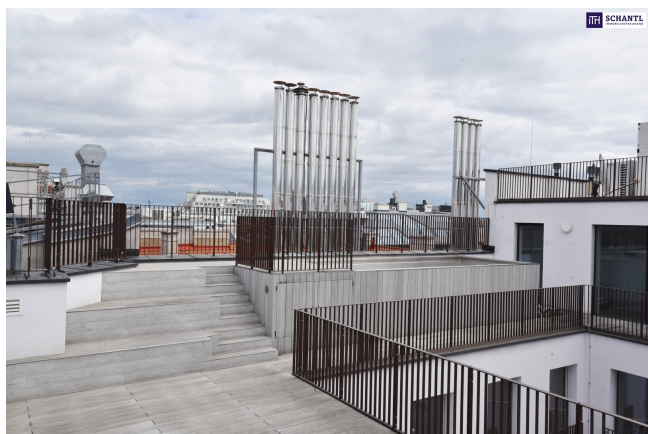


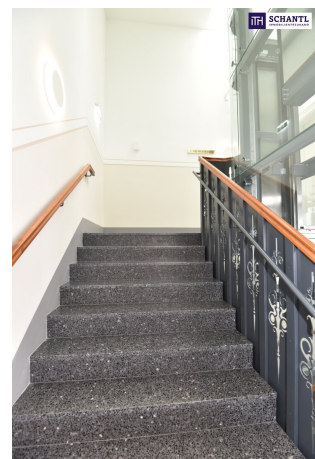




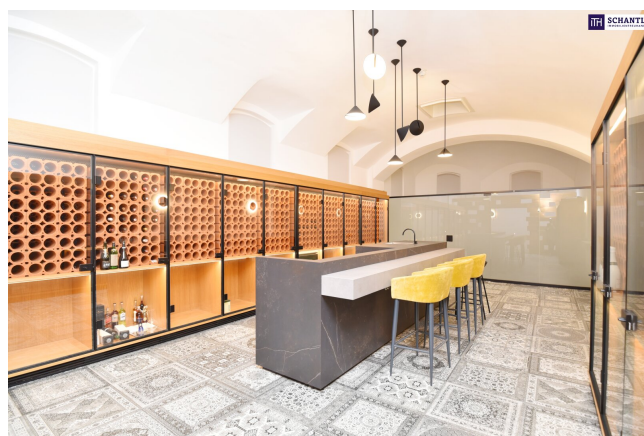








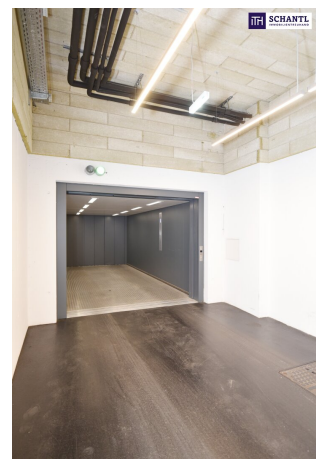


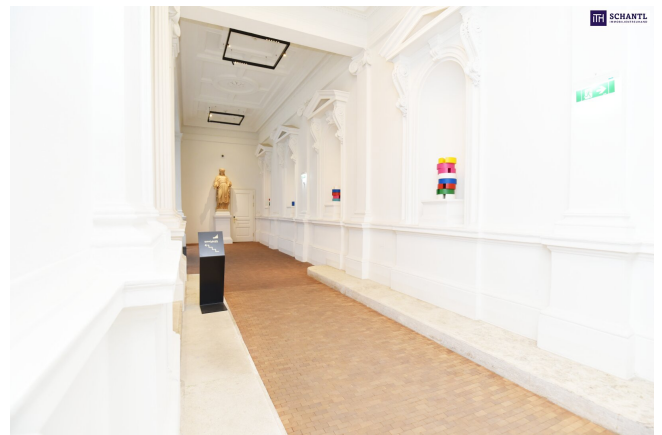
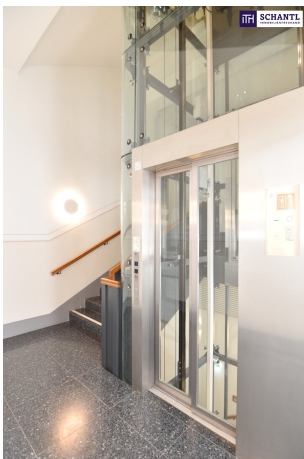






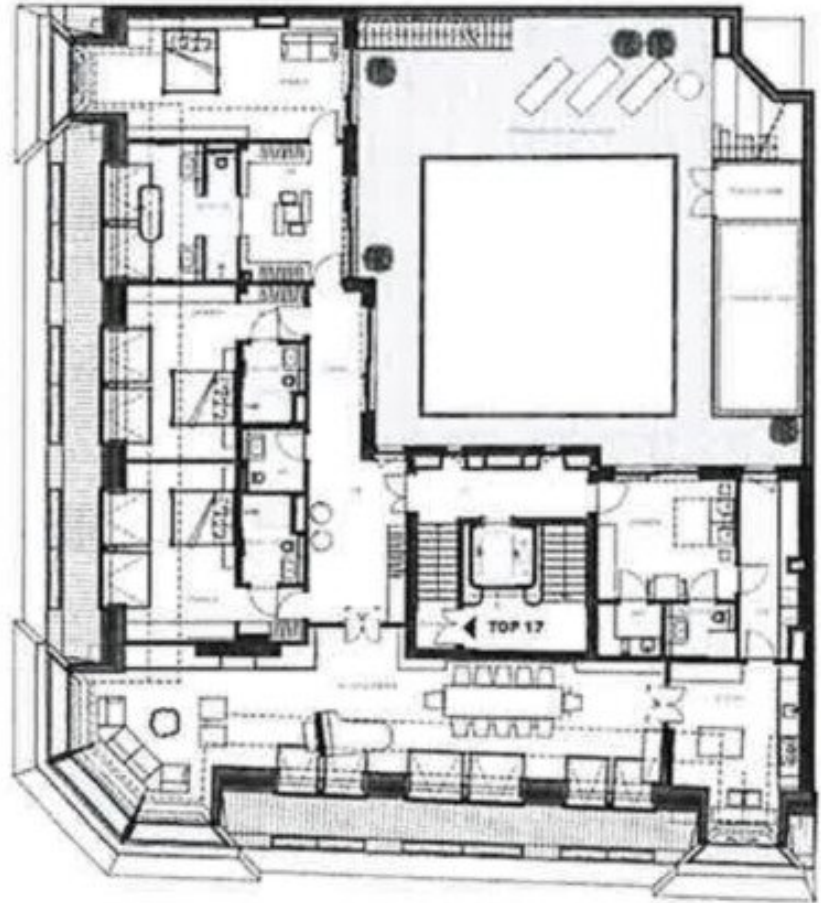
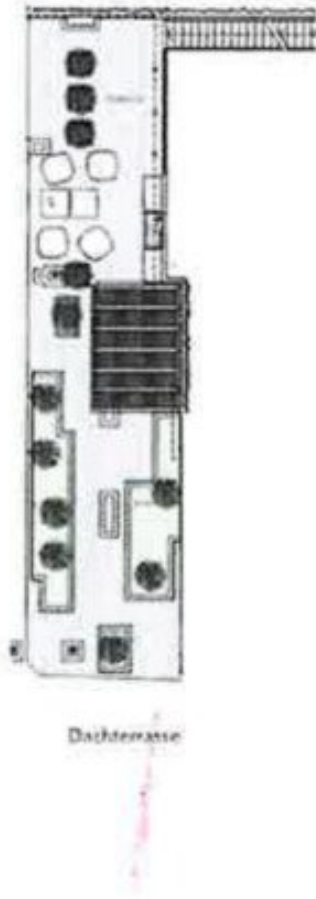




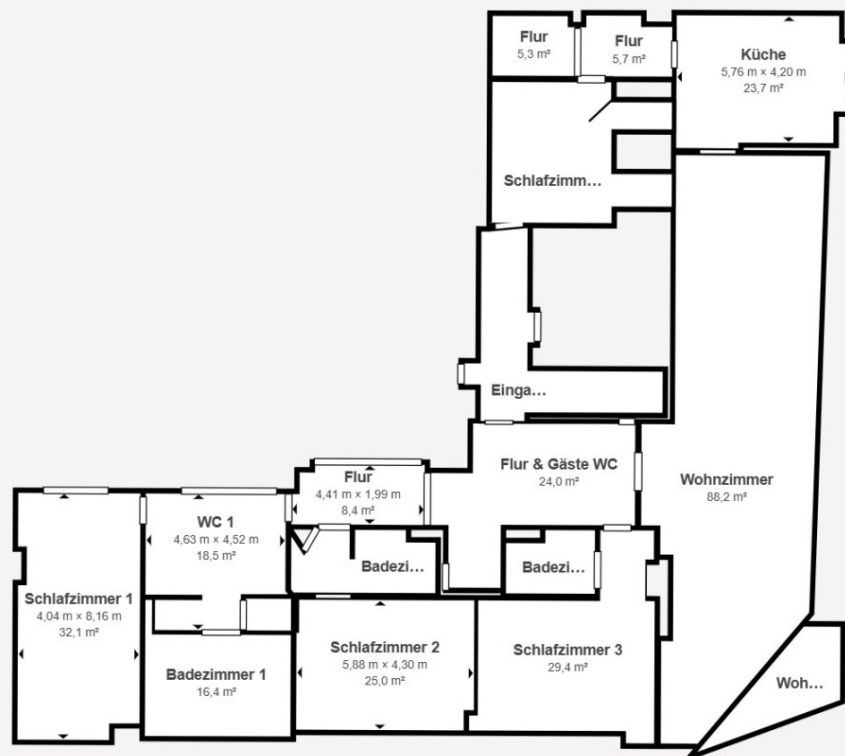








2. Dachgeschoss



 **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](http://www.schantl-ith.at) in cooperation with [sfi-invest.com](http://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