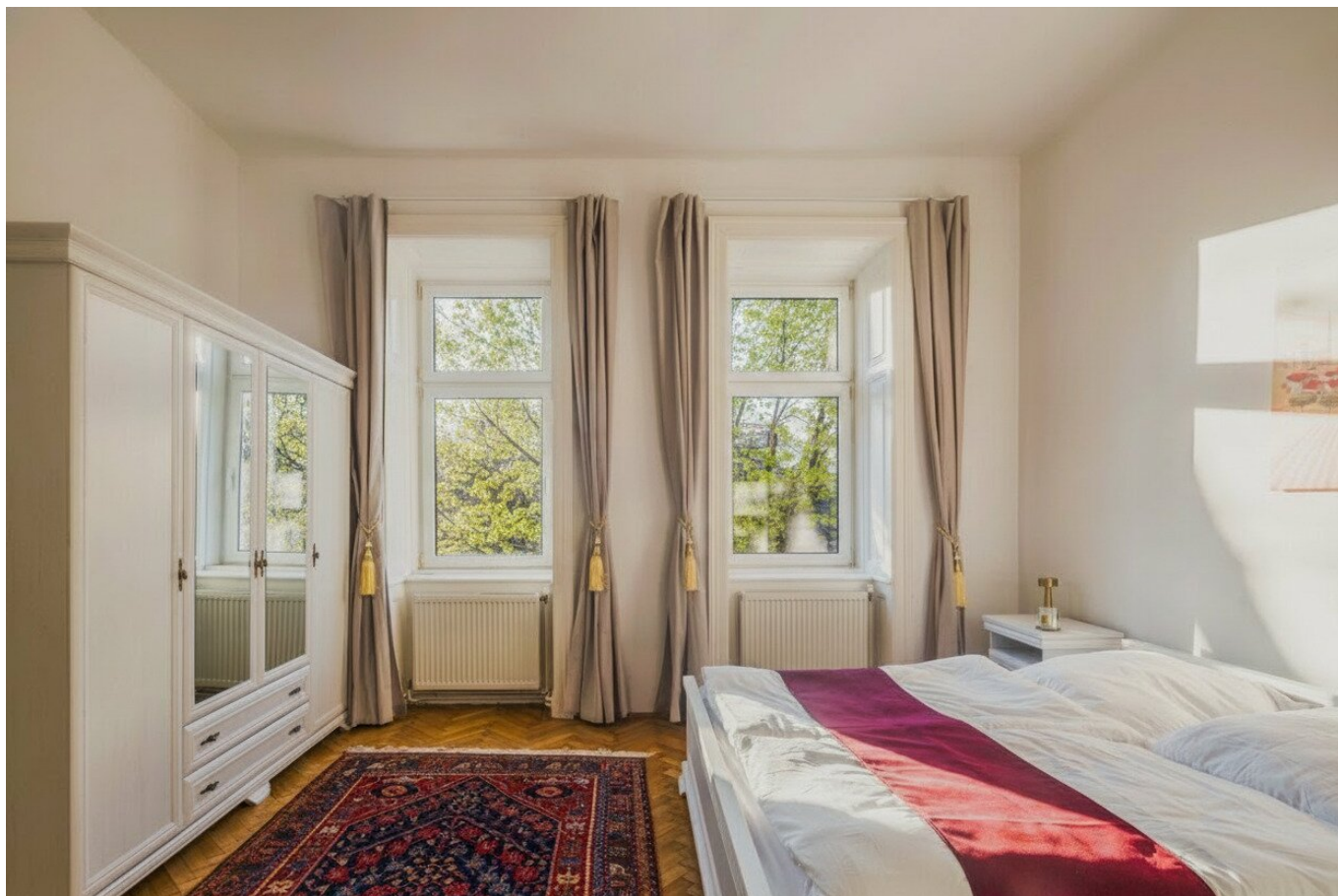


Maison 9 - The Noble



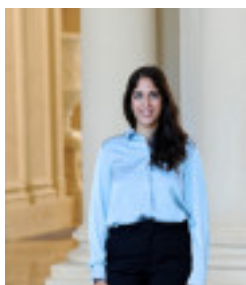
Objektnummer: 7407

Eine Immobilie von Spiegelfeld

Zahlen, Daten, Fakten

Art:	Wohnung
Land:	Österreich
PLZ/Ort:	1180 Wien
Möbliert:	Voll
Alter:	Altbau
Wohnfläche:	76,00 m ²
Zimmer:	2
Bäder:	1
WC:	1
Gesamtmiete	2.880,00 €
Kaltmiete (netto)	2.880,00 €
Kaltmiete	2.880,00 €

Ihr Ansprechpartner

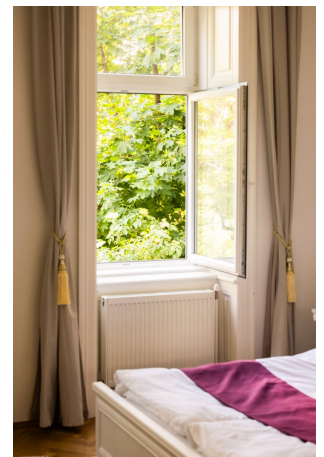


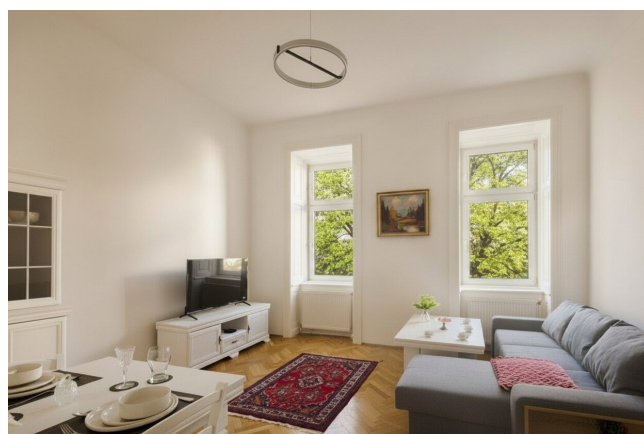
Sabrina Ritter

Spiegelfeld Immobilien GmbH
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1010 Wien

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H +43 677 62040148

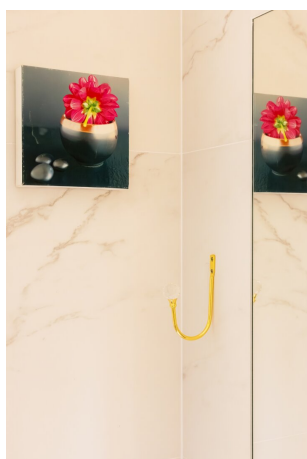
Gerne stehe ich Ihnen für weitere Informationen oder einen Besichtigungstermin zur Verfügung.







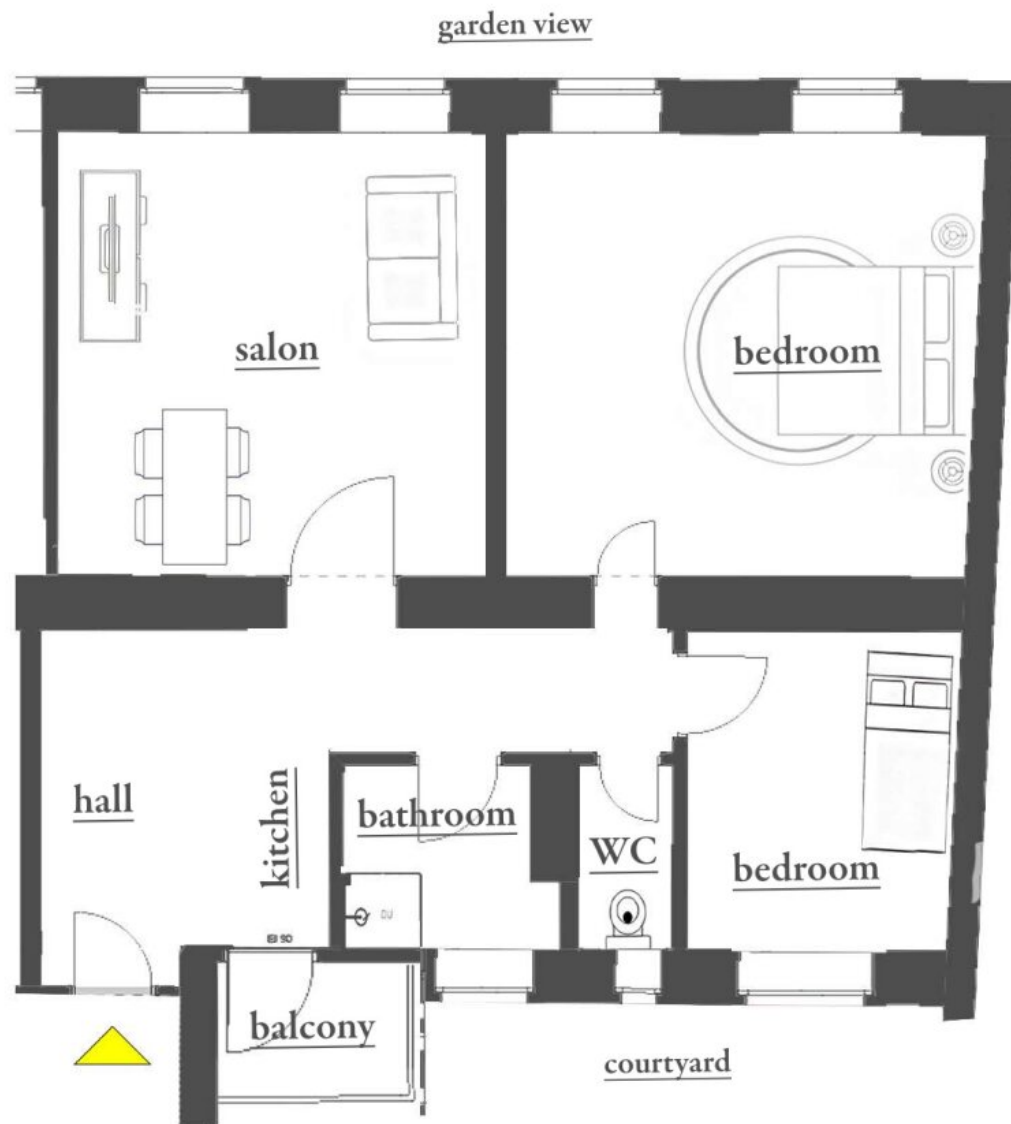












This stunning apartment is equipped with



Detergent



Shower



Champagne



Electric kettle



Soap



Washer / Dryer



Coffee machine



Dishwasher

Objektbeschreibung

1180 Wien, Semperstrasse 31, Top 9

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: 76 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, high-quality 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. The antique stove, with its finely crafted metal grate, serves as a sophisticated, character-rich design feature that seamlessly elevates the luxurious

interior. 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. The opulent king-size bed promises restorative sleep of the highest standard.

The generous mirrored wardrobe, designed in the classic Old Viennese style, not only offers remarkable storage capacity but also introduces a sophisticated historical accent. Tastefully placed chests of drawers complete the premium furnishings, harmoniously rounding off the luxurious ambiance.

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 spacious, classically designed desk creates an elegant and serene workspace, offering ideal conditions for focused and refined productivity.

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. A defining highlight of the kitchen is the classic Old Viennese credenza, elegantly presenting everything you need to curate the perfect dinner experience. 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 high-quality 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

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.