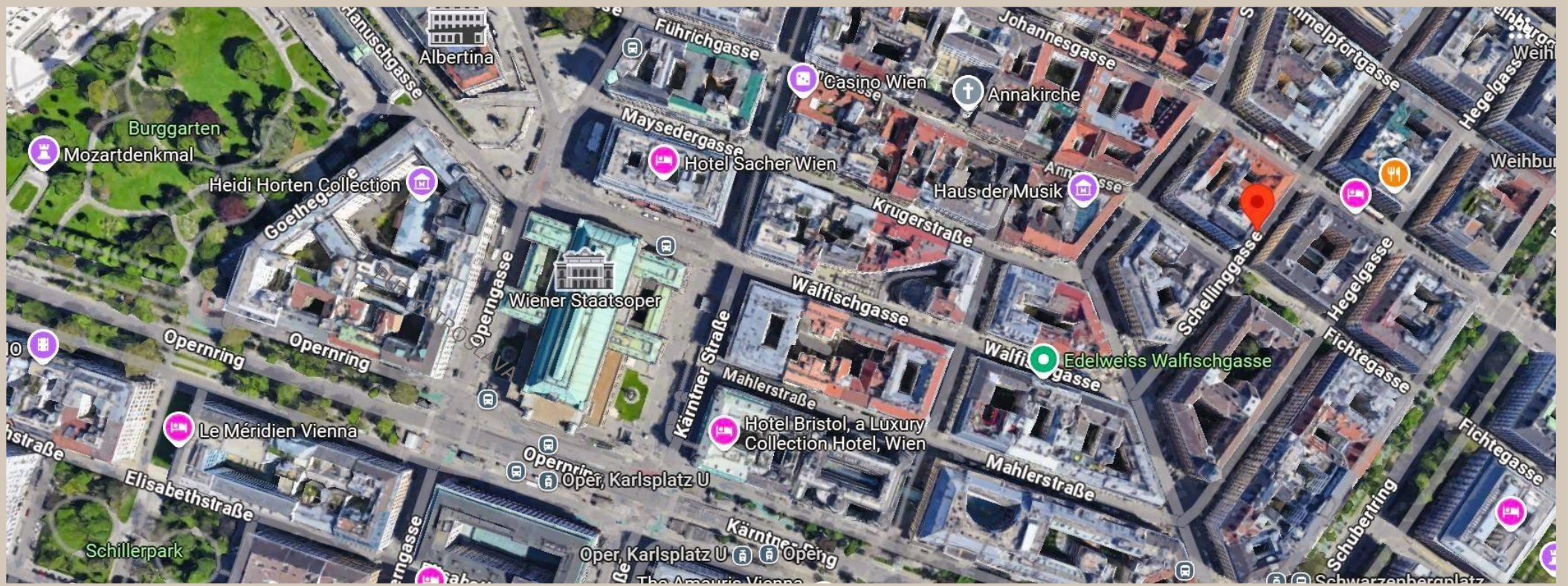




EXQUISITE ELEGANCE ABOVE
VIENNA'S ROOFTOPS
PRIVATE LUXURY PENTHOUSE
IN THE HEART OF THE 1ST DISTRICT

SCHELLINGGASSE 12, 1010 WIEN



LOCATION AND ENVIROMENT

THE LUXURIOUS PENTHOUSE IS LOCATED AT THE PRESTIGIOUS SCHELLINGGASSE 12, IN THE HEART OF VIENNA'S 1ST DISTRICT. THIS EXCLUSIVE ADDRESS COMBINES URBAN CHARM WITH ABSOLUTE PRIVACY, OFFERING AN UNPARALLELED LIVING EXPERIENCE IN ONE OF THE CITY'S MOST SOUGHT-AFTER LOCATIONS. WORLD-FAMOUS LANDMARKS SUCH AS THE VIENNA STATE OPERA, ST. STEPHEN'S CATHEDRAL, AND KÄRNTNER STRASSE ARE JUST A STONE'S THROW AWAY, ENTICING WITH FIRST-CLASS SHOPPING, FINE DINING, AND CULTURAL HIGHLIGHTS. THE LUXURIOUS ATMOSPHERE OF THE AREA IS FURTHER ENHANCED BY ITS PROXIMITY TO RENOWNED BOUTIQUES, ELEGANT CAFÉS, AND THE GREEN OASES OF BURGGARTEN AND STADTPARK. THANKS TO EXCELLENT INFRASTRUCTURE AND TRANSPORT CONNECTIONS, YOU CAN EASILY REACH ALL PARTS OF THE CITY – WHETHER BY PUBLIC TRANSPORT, CAR, OR ON FOOT. SCHELLINGGASSE COMBINES A QUIET, CHARMING AMBIANCE WITH THE VIBRANT ENERGY OF VIENNA'S CITY CENTER – THE PERFECT LOCATION FOR DISCERNING URBAN ENTHUSIASTS.

SCHELLINGGASSE 12
1010 WIEN



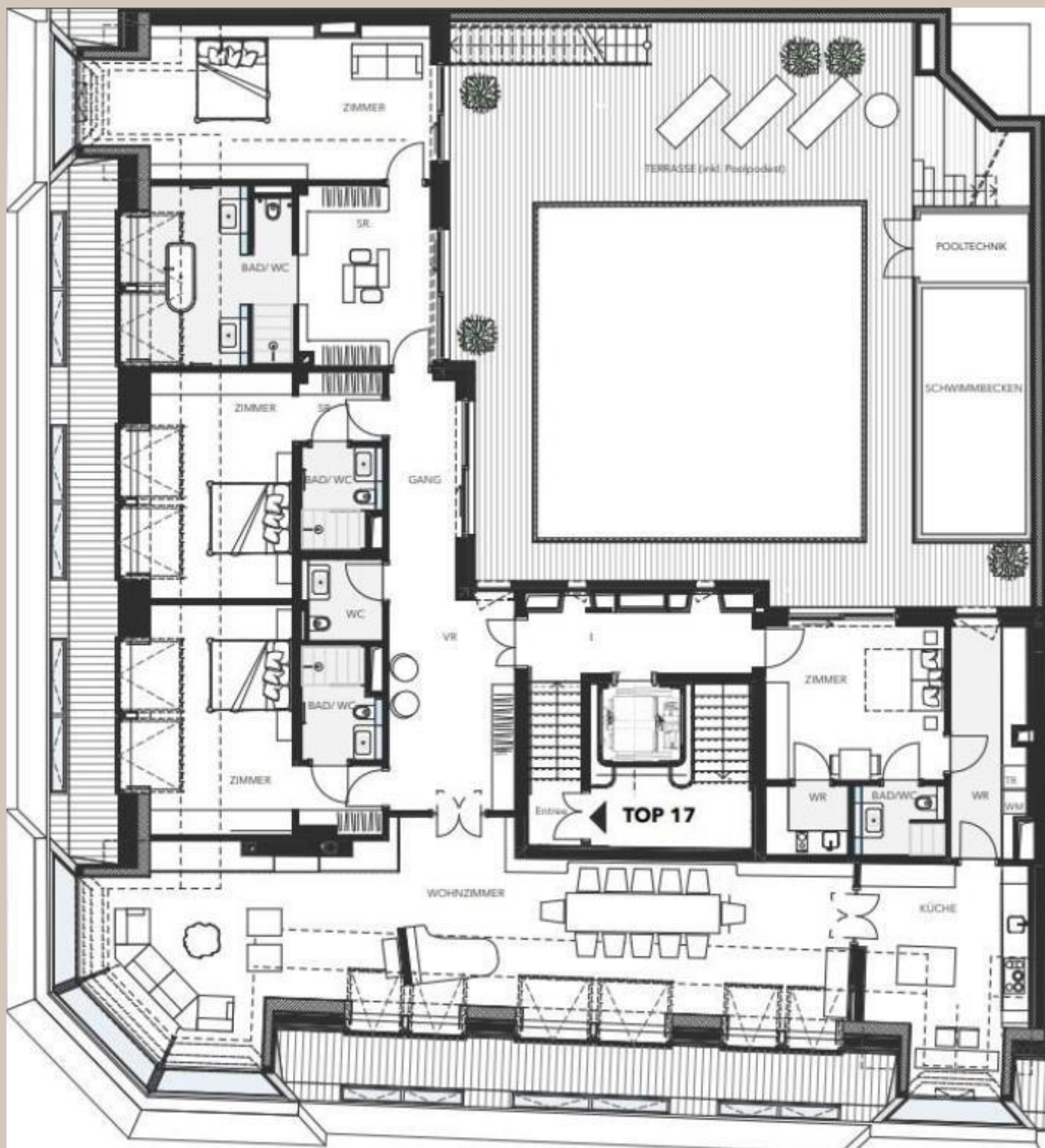


PENTHOUSE TOP 17


- ❖ 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 WITH CAR LIFT

PENTHOUSE

TOP 17 - PLAN



- ❖ LIVING ROOM 88 M²
- ❖ KITCHEN 23 M²
- ❖ 4 ROOMS 22-32 M²
- ❖ 1 DRESSING ROOM
- ❖ 4 BATHROOMS WITH TOILET
- ❖ 1 EXTRA TOILET
- ❖ ANTEROOM
- ❖ WORKSPACES
- ❖ POOL
- ❖ TERRACE 115M²
- ❖ ROOF TOP 133 M²

The background image shows a bright, modern living room. On the left, there's a large potted plant with broad green leaves. In the center, a wooden coffee table sits on a light-colored rug. Behind it, a sofa is visible. To the right, a fireplace with a fire burning inside is set into a white wall. Large windows in the background let in plenty of natural light, creating a warm and airy atmosphere.

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 image shows a spacious, modern living and dining area. The room features a vaulted ceiling with several large, rectangular skylights that allow natural light to flood the space. The floor is covered in light-colored wood parquet tiles arranged in a herringbone pattern. On the left, there is a glass door leading to another room. The overall atmosphere is bright and airy.

LIVING & DINING

❖ 88 M²

❖ ELECTRIC WINDOWS & BLINDS

❖ SMART HOME SYSTEM

A bright, modern living area with a vaulted ceiling and large windows. The room features light-colored wood flooring in a herringbone pattern and white walls. Large windows on the left side offer a view of the city skyline. The text is centered in the lower half of the image.

THE EXPANSIVE
LIVING AREA,
FEATURING FLOOR-
TO-CEILING OFFERS
BREATHTAKING
VIEWS OF THE CITY
SKYLINE.



KITCHEN 23 M²





ANTEROOM



4 BATHROOMS



A bright, empty dressing room with white walls and a herringbone wood floor. The room features a large window on the left side, providing a view of a modern bathroom with a white bathtub and a glass shower enclosure. A doorway on the right leads to another room. The ceiling is white with recessed lighting. The overall atmosphere is clean, modern, and minimalist.

DRESSING ROOM

EVERY ROOM IS EQUIPPED WITH PREMIUM EQUIPMENT AND SOPHISTICATED DETAILS, EMPHASIZING THE EXCEPTIONAL CHARACTER OF THIS PROPERTY.

THE HIGHLIGHT OF THIS PENTHOUSE IS THE
SPECTACULAR 248 M² TERRACE.



THE ROOF TOP PROVIDES A 360-DEGREE
PANORAMIC VIEW OVER VIENNA'S HISTORIC
ROOFTOPS. IT'S THE PERFECT SPACE FOR
RELAXATION, STYLISH GATHERINGS, OR
UNFORGETTABLE SUNSETS.

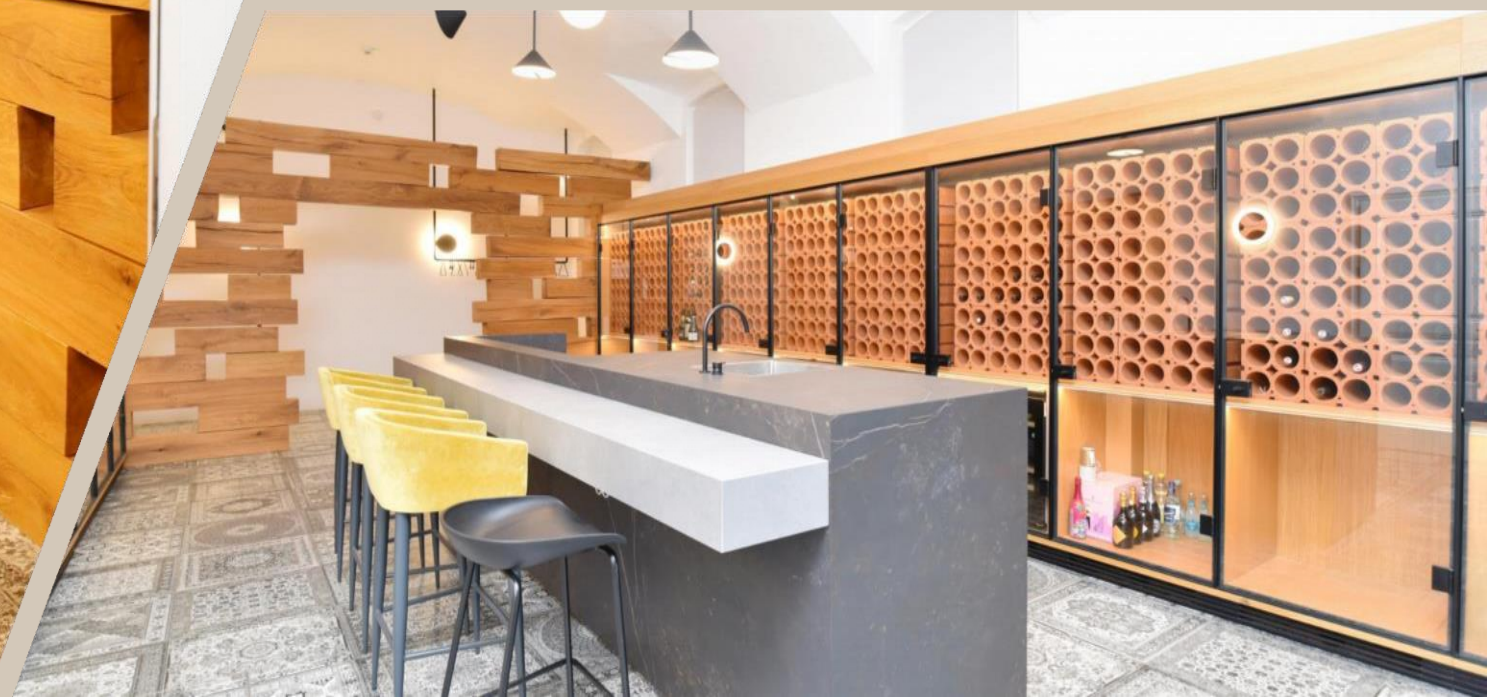




A PRIVATE SWIMMING POOL WITH
A COUNTER-CURRENT SYSTEM
ENHANCES THE SENSE OF LUXURY
AND RELAXATION IN YOUR HOME.

GENERAL

WINE CELLAR

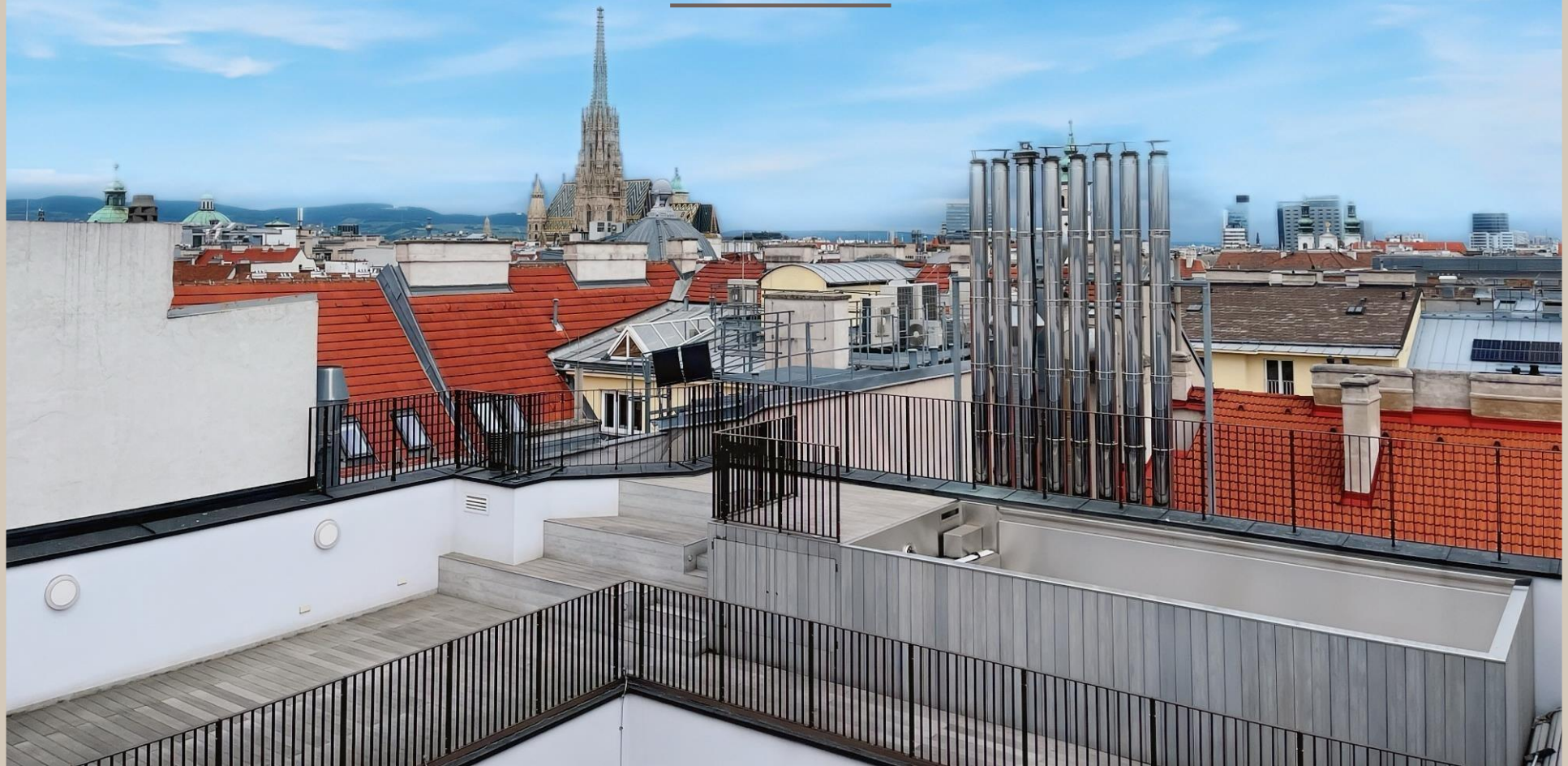


PRIVATE PART OF
THE WINE CELLAR
TOP 17



THIS PENTHOUSE IS MORE THAN A HOME –
IT'S A STATEMENT OF ELEGANCE, COMFORT,
AND PRESTIGE.

3D TOUR





PRICE

€15.900.000,00

Underground parking á €120.000,00
Commission 3% of the purchase price

EXCLUSIVE BY

URSULA SEIWALD

+43 664 572 54 75

ursula.seiwald@schantl-ith.at

www.schantl-ith.at



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