

3 ROOM APARTMENT, 1170 VIENNA

Luxurious penthouse apartment with panoramic views of Vienna

Object number: JRPP1

View and rent online

Period	25/11/ - 25/12/2026
Number of persons	2
Total incl. VAT.	€ 3.663,44
Security deposit	€ 2.700,00

Exclusive 3-room penthouse apartment with panoramic views over Vienna. Bright rooms, modern furnishings, two terraces, quiet courtyard location. Excellent infrastructure, close to Jörgerbad and Türkenschanzpark, perfect connections via tram & subway

Living space
98m²

Maximum occupancy
2 Persons

Complete accommodation
2 Private bathrooms 1 Separated bedroom 1 Living-Sleepingroom

4. floor
Elevator available

Check-in
10:00 - 18:00 Clock

Check-out
10:00 - 18:00 Clock

Sleeping options

Sleeping room



1x Double bed (1,60 m x 2 m)

Living & Sleeping



1x Sofa bed (2 persons)

Descripiton of accommodation

Exclusive new-build apartment in a historic building – light-filled, quiet, and with spectacular panoramic views of Vienna
This high-quality new-build apartment is located on the 4th floor (with elevator) of a stylish historic building and impresses with its high ceilings, large windows and unobstructed views of Vienna. From the main rooms and the two roof terraces, you can enjoy uninterrupted panoramic views of the city and its landmarks.

Layout & Features
The apartment comprises three rooms, including an open-plan living and dining area with a kitchen, an entrance hall, a bedroom, a study, and two modern bathrooms, each with a toilet.
All living areas feature elegant oak parquet flooring, while the bathrooms are finished with high-quality porcelain stoneware. Large, multi-pane windows ensure excellent natural light and a pleasantly quiet living environment, as parts of the apartment face an inner courtyard. The windows in the bedroom and study and also the balcony door are equipped with exterior blinds, the living room has exterior sunshades. In summer, this, combined with the air conditioning in the living room, ensures a pleasant indoor climate.

Entrance Hall
The apartment is accessed through a security door with a high-security lock. The entrance hall offers a spacious wardrobe with plenty of room for shoes and jackets. The three-section built-in wardrobe provides ample storage space, numerous

drawers, and room for various items – ideal for household goods and waste separation. A Dyson V15 vacuum cleaner and other household goods are also provided.

Living-Dining Area & Kitchen
The spacious living-dining area forms the heart of the apartment: The dining room is visually separated from the entrance area by a waist-high sideboard and offers a stylish seating arrangement with four very comfortable armchairs and a wooden bench with a backrest – seating for up to six people. From the dining area, you can access the ground-level roof terrace (12 m²). The kitchen is fully equipped – including dishes, cooking utensils, and everything else you might need for everyday life.
A large doorway leads from the open-plan kitchen/dining area into the living room. This room features a spacious, motorized sofa for maximum comfort, a Samsung The Frame Smart TV, high-quality Canton speakers, and plenty of practical storage space.

Study
A door leads from the living room to the study, which includes a height-adjustable desk, a comfortable office chair, a rolling storage unit, a printer, two cabinets, and a sideboard. There is also a comfortable sofa that converts into a full-size bed including a comfortable mattress topper (1,20m).

Bedroom
The bedroom faces the courtyard and is therefore very quiet. It features a comfortable box-spring bed (1.60m), two bedside tables with drawers, and a practical sideboard. There is enough space to add a clothes rack, etc., if needed.

Bathroom:
The small bathroom is located next to the bedroom and is equipped with a modern rain shower, a sink, a toilet and a towel cabinet.
The second, larger bathroom is located in the hallway. It is equipped with a bathtub with massage jets, a sink with a vanity unit, a washer-dryer, and a toilet.

Rooftop Terraces – Two Levels, Two Perspectives
The apartment boasts two private rooftop terraces offering exceptional views of both the surrounding greenery and Vienna's city center:
- Ground-level terrace (12 m²) – directly accessible from the living/dining area and furnished with two lounge chairs for relaxing evenings
- Upper rooftop terrace (28 m²) – accessible via an elegant spiral staircase. This terrace is perfect for sunbathing, as it is equipped with two adjustable sun loungers. This terrace also features a large table with seating for six and a gas grill – ideal for enjoying pleasant evenings overlooking the city. A water connection is also provided - perfect for hot summerdays and for easy watering of the plants.
The quiet courtyard setting ensures a truly relaxed living experience despite the central city location.

In short:
This apartment combines the highest level of living comfort, exclusive amenities, and a unique view of Vienna. The perfect choice for those who want to combine urban living with peace, style and a touch of luxury – ideal for short-term tenants with high standards.

Equipment & Features

Basic equipment

- Terrace
- Internet/Wifi
- TV
- Private washing machine
- Private toilet
- Vacuum cleaner
- Roof-terrace
- Music system/docking station
- Printer
- Private dryer
- Aircondition
- Iron & ironing board

Fireplace

- Gas grill

Kitchen

- Private kitchen
- Glasses/Tableware
- Dishwasher
- Cooking utensils
- Espresso machine

Informations

- Not suitable for children
- Short-term parking zone subject to a charge
- Pets forbidden
- Smoking not allowed
- Desk/Workplace

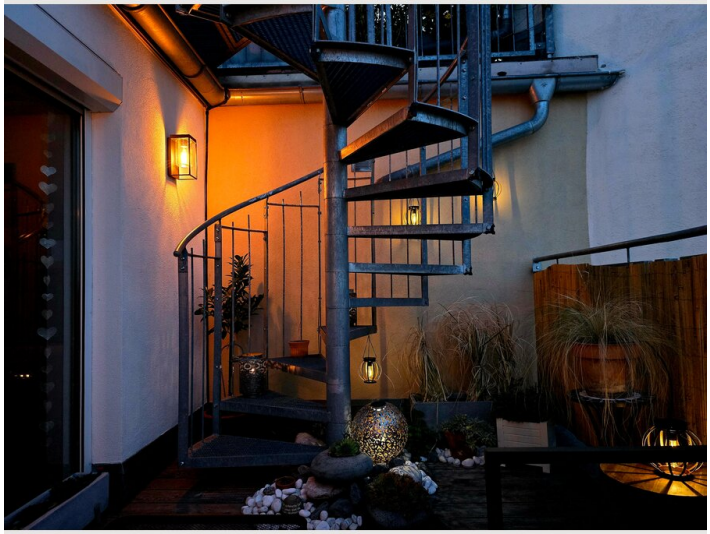
Picture gallery





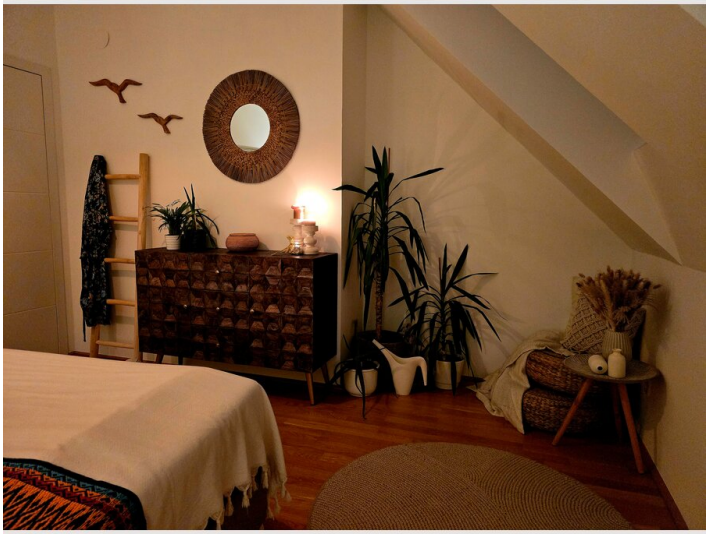


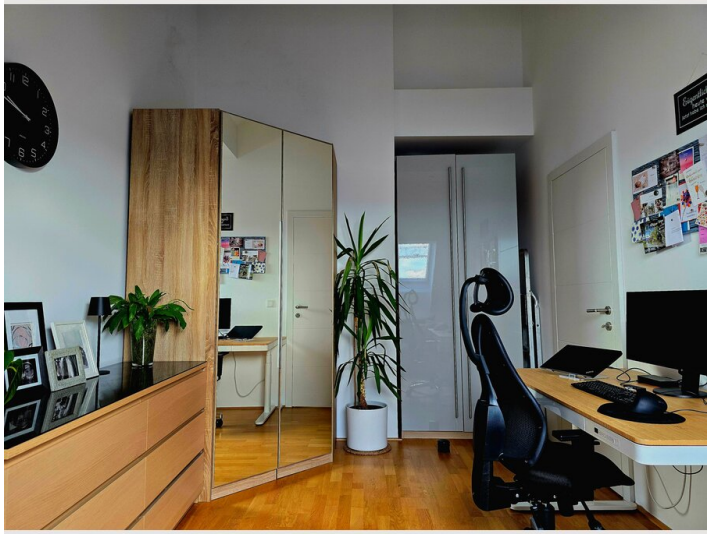




















Infrastructure

- Tram lines 42/43/9 and subway line U6 > 5-10 minute walk
- Westbahnhof > 20 minutes, Wien Meidling > 35 minutes (by subway U6)
- By tram line 42 > 20 minutes
- Standard Grocery Store > 3 minute walk
- Subway U6 and City Train S7 > 1 hour

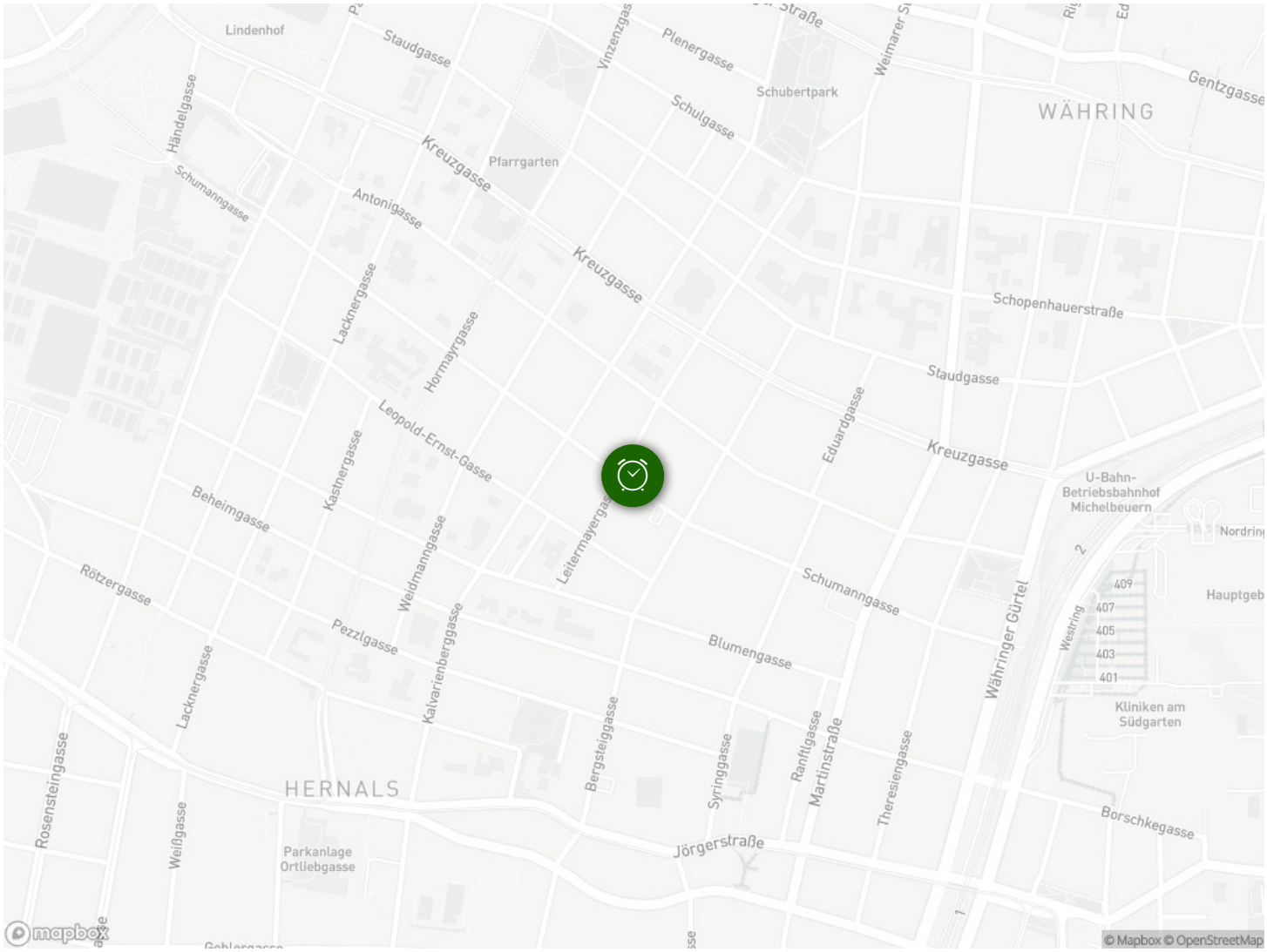
Location & Infrastructure – Urban, Convenient, and Perfectly Connected
The apartment is located in a particularly attractive residential area that combines urban comfort, green spaces, and excellent leisure opportunities. Numerous amenities for daily needs are within easy walking distance: A supermarket, pharmacy, hairdresser, and nail spa are all located nearby. A selection of excellent restaurants, cafés, and bars are in the immediate vicinity. The historic Jörgerbad – one of Vienna's oldest and most beautiful indoor swimming pools – is practically around the corner.
For walks or other outdoor sporting activities, the Türkenschanzpark in the 18th district is a great option, easily accessible on foot via the elegant embassy district. A bowling center with a rooftop ice rink and several fitness studios are also within easy walking distance.

Parking & Public Transport
As is typical throughout Vienna, the apartment is located in a short-term parking zone. However, several parking options are available in the surrounding area, including a parking garage only about a 5-minute walk away, which can also be booked for long-term parking.

The public transport connections are excellent
- Tram line 42 (Johann-Nepomuk-Vogelplatz station): direct connection to the city center at Schottentor via the Volksoper
- Tram line 43 (Elterleinplatz station): out of the city towards the countryside or also to the city center (Schottentor)
- Tram line 9 (Vinzenzgasse station): quick connection towards Gersthof
- Underground line U6 (Michelbeuern/AKH station): direct and fast connection to Westbahnhof (Mariahilfer Straße - for shopping), to Handelskai (from there onwards to the airport)

This means the apartment is ideally connected for both everyday life and leisure activities – perfect for anyone who wants to experience Vienna conveniently, flexibly, and comfortably.

Location


Lindenhof
Staudgasse
Plenergasse
Schubertpark
Schulgasse
WÄHRING
Gentzgasse
Händelgasse
Schumanngasse
Kreuzgasse
Pfarrgarten
Antonigasse
Lacknergasse
Hormayrgasse
Schopenhauerstraße
Staudgasse
Leopold-Ernst-Gasse
Eduardgasse
Kastnergasse
Beheimgasse
Leitermayergasse
U-Bahn-Betriebsbahnhof Michelbeuern
Rötzergasse
Weidmanngasse
Schumanngasse
Währinger Gürtel
Pezzlgasse
Blumengasse
Kalvarienberggasse
Lacknergasse
Bergsteiggasse
Syringgasse
Raniftgasse
Martinstraße
Theresiengasse
Kliniken am Südgarten
Rosensteingasse
HERNALS
Weißgasse
Parkanlage Ortliebgasse
Jörgerstraße
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