

# le petit Lion

---



ROTENLÖWENGASSE 16

1090 WIEN

3SI IMMO  
GROUP



# Living with Charm and History

IN THE HEART OF THE SERVITENVIERTEL





# Where History Meets Modern Style

Rotenlöwengasse 16 combines the charm of a classic Viennese building with contemporary living quality.

Located in the popular Servitenviertel in Vienna's 9th district, a home is being created through extensive renovation that impresses with stylish details, sustainable technology, and the highest living comfort.



## A Historic Building, Reimagined

Built in 1890, the historic building on Rotenlöwengasse has withstood the test of time – and has now been revitalized with great respect for its architectural heritage. The 11 carefully renovated apartments in the main floors unite the charm of the Gründerzeit era with modern living comfort: high ceilings, exquisite materials, and thoughtfully designed floor plans create a unique living atmosphere.

The highlight of the project is formed by the two attic apartments and a luxurious penthouse. With light-flooded rooms, high-end fittings, and generous terraces, they offer an exclusive living experience high above the rooftops of the city. A newly installed elevator and spacious balcony extensions provide additional convenience, while the common areas have also been gently modernized.



## HIGHLIGHTS

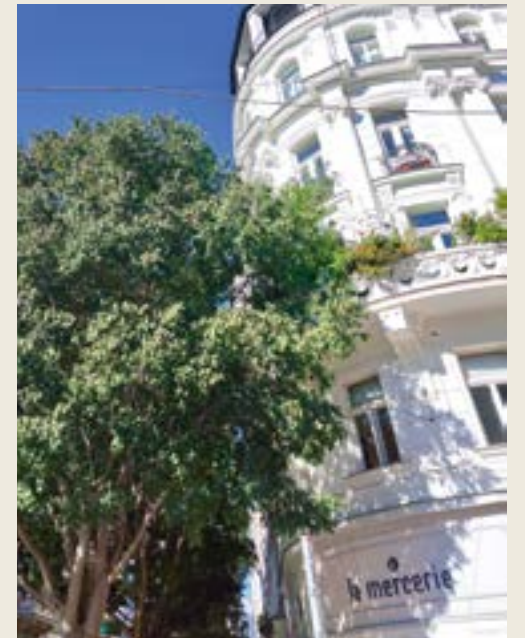
- 14 upscale condominiums
- Includes 2 stylish rooftop units and an exclusive penthouse
- Premium interior design and high-end finishes throughout
- Newly added rooftop level with expansive private terraces
- Generously sized outdoor spaces
- efficient, eco-friendly energy (connected to an energy-efficient district heating system)
- Cozy underfloor heating for year-round comfort
- Apartments thoughtfully designed 1- to 5-bedrooms with 38–196 m<sup>2</sup> (approx. 410–2,110 sq ft) of living space



# A Neighborhood Rich in Quality of Life

The Servitenviertel is one of Vienna's most charming neighborhoods. Picturesque streets and alleyways, historic buildings, and a unique atmosphere and flair make this location truly special.

Enjoy the rich culinary offerings of French bistros, boutiques, and cafés, or relax in the nearby Liechtensteinpark or along the Danube Canal.



## HIGHLIGHTS

- Central location near the city center
- Excellent public transport links: U4 station  
Roßauer Lände within walking distance
- Perfect infrastructure: numerous schools,  
shops, and leisure opportunities nearby







THE APARTMENTS – WHERE HISTORY MEETS COMFORT

# The Charm of the Past, the Technology of Today

---

The apartments on the main floors impress with classic details that emphasize the historic character of this house:

- French herringbone parquet flooring
- High ceilings and doors in classic style
- State-of-the-art bathrooms with premium sanitary fittings
- Sustainable district heating

Bright living spaces, well-designed floor plans, and courtyard-facing outdoor areas create an elegant living experience with historic flair.



# Elegance that Revives Classic Architecture



The apartments on the main floors of Rotenlöwengasse 16 combine the unmistakable charm of Vienna's Gründerzeit era with modern residential quality.

Special emphasis was placed on preserving and enhancing the historical details during the renovation:

- French herringbone parquet made of fine oak for timeless elegance
- Custom-made wooden window paneling underscore the classic character
- Tall doors in traditional style add tasteful accents
- Generous ceiling heights create an airy, light-filled atmosphere

The careful combination of historical charm and contemporary technology creates an extraordinary living ambiance that turns everyday life into something special.

Each apartment becomes a sanctuary for people who value stylish living and seek to combine tradition with modernity.







# Penthouse,-

Living at the highest level







PENTHOUSE INTERIORS  
– STYLISH COMFORT HIGH ABOVE THE CITY

# Sophisticated Living High Above Vienna



Exclusive living high above Vienna. The newly expanded attic apartments combine luxurious living comfort with spectacular views. Spacious rooftop terraces extend the living area outdoors, offering private retreats high above the city. Floor-to-ceiling windows flood the rooms with light, while integrated sun protection elements guarantee a pleasant indoor climate. Underfloor heating combined with modern split air conditioning ensures optimal comfort all year round. High-quality materials, well-considered floor plans, and open-plan living concepts lend the penthouse apartments an exclusive atmosphere. The seamless interplay between indoor and outdoor spaces perfects the living experience.

## HIGHLIGHTS

- Expansive window fronts with sun protection
- Underfloor heating and split air conditioning
- Premium materials and open-plan layouts
- Exclusive penthouse with a large terrace



# Elegant Details for an Upscale Atmosphere



The spacious rooftop residences impress at first glance – yet it's the refined details that truly set them apart. Elegant herringbone parquet flooring in the standard floors and wide-plank wood flooring in the rooftop level create a warm, sophisticated atmosphere.

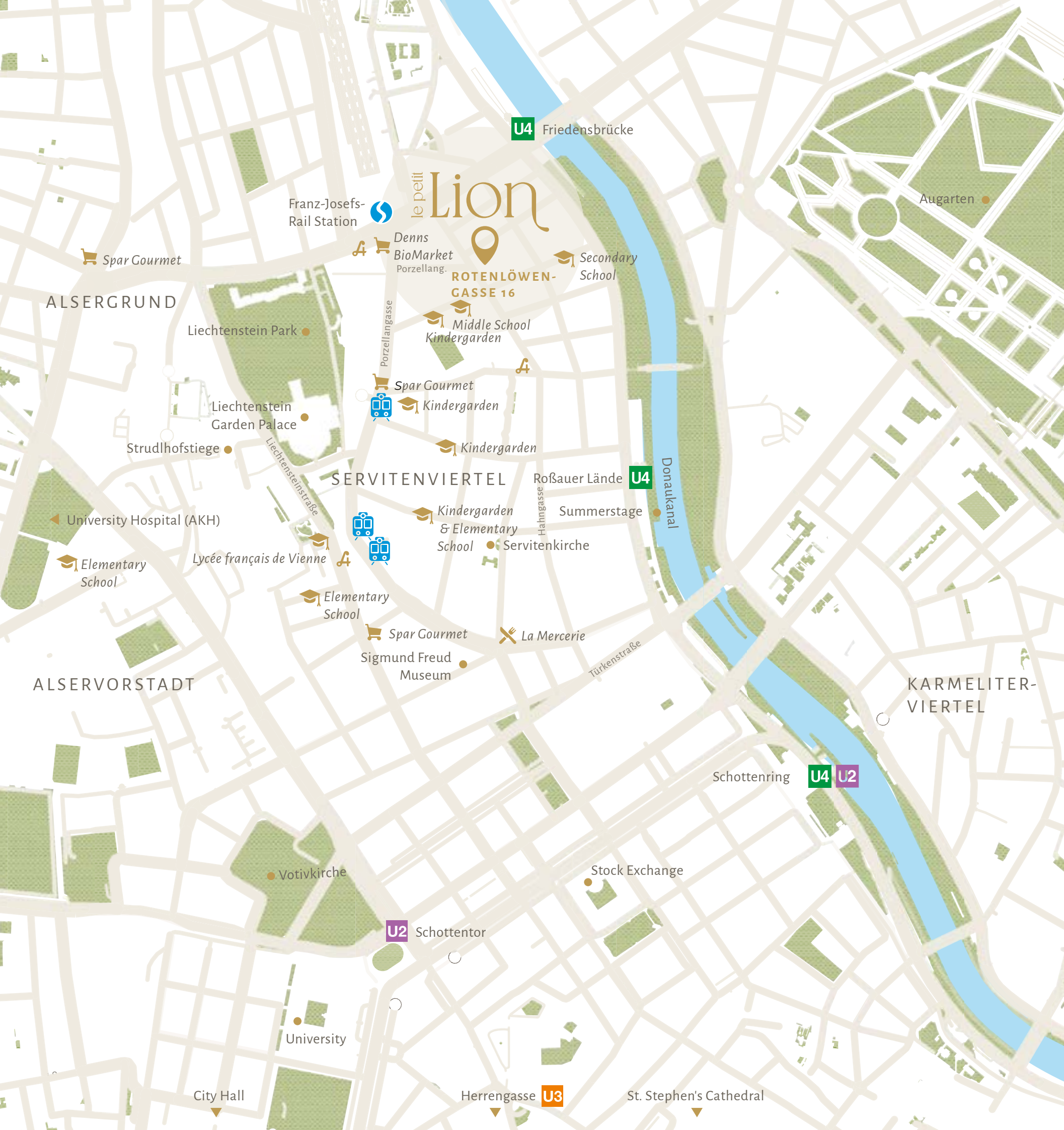
**Custom-made wood paneling** highlights the building's historic charm and adds depth, character, and timeless elegance to each space.



The bathrooms reflect the same commitment to quality and design: **exclusive tilework, premium fixtures, large-format bathtubs, and rain showers** offer a luxurious and contemporary living experience.

A celebration of fine craftsmanship – created with care, and crafted for those who appreciate the extraordinary.





# From a Quiet Side Street Straight Into Action

In the Servitenviertel, you'll find that sought-after urban flair, paired with excellent infrastructure and green recreational spaces. No matter how you travel, many destinations are within easy reach. The university is barely a 15-minute tram ride away, and the Vienna State Opera is just a few more stops.

## On Foot

- U4 station Roßauer Lände
- Servitenkirche – 4 minutes
- Liechtenstein Park – 10 minutes

## By Public Transport

- Stephansplatz – 17 minutes
- Wien Mitte – 12 minutes
- University of Vienna – 12 minutes

## By Bike

- Augarten – 8 minutes
- Schwedenplatz – 8 minutes
- Karmelitermarkt – 6 minutes





# Urban, Charming and Perfectly Located



Rotenlöwengasse 16 is located in the heart of the popular Servitenviertel, in one of Vienna's most beautiful and livable neighbourhoods. Here, historical flair meets modern quality of life – ideal for families, professionals, and anyone who wants to enjoy urban living in a central location. Thanks to its excellent combination of infrastructure, medical care, and leisure options, Rotenlöwengasse is the perfect place for a balanced life – central, comfortable, and full of charm.



# Excellent Everyday Infrastructure

## Public Transport Connections:

The U4 station Roßauer Lände is only a 5-minute walk away and takes you to the city center in no time. Numerous tram and bus lines complete the transport network.

## Medical Care:

Close proximity to Vienna General Hospital (AKH) and numerous doctors' offices, private practices and pharmacies offers optimal health security.

## Shopping & Daily Needs:

Several supermarkets (e.g. BILLA, Spar Gourmet, Bio-markt) and daily essentials shops are located in the immediate vicinity.

## Educational Institutions:

Families benefit from a variety of kindergartens, elementary schools, and secondary schools such as the Lycée Français de Vienne and grammar school Wasagasse.

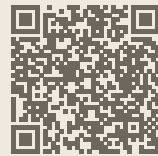
## Leisure and Recreation:

- The nearby Liechtensteinpark and Danube Canal invite you for walks, bike rides, or relaxing moments in nature.
- Charming cafés, French bistros, and a lively market culture around Servitenplatz make this quarter a meeting point for connoisseurs.



# We Look Forward to Hearing From You

**3SI** MAKLER



+43 1 607 58 58 58

makler@3si.at

www.3si.at/le-petit-lion

3SI Immogroup is a family-run company with tradition. Over the course of three decades, the Schmidt family and the company 3SI Immogroup have earned a reputation as a reliable partner. More than 200 successfully completed projects and a network of long-standing renowned partners and companies stand for continuity and trust.

The Vienna-based real estate company specializes in the purchase and revitalization of historic apartment buildings and the construction of innovative, ecologically sustainable, and modern new buildings. 3SI Immogroup's new developments combine exclusive locations with luxurious furnishings, state-of-the-art technology, generous outdoor spaces, and well-planned layouts. What unites all projects of 3SI Immogroup is the ambition to create unique living spaces for future generations.

Disclaimer: This brochure is for general information about the project and does not constitute a contractual basis. The floor plans and visualizations presented are based on data representing the current draft status at the time of publication and may vary during further planning phases. All depictions of buildings and furnishings are symbolic images and free artistic representations. No liability is assumed for the accuracy, completeness, and timeliness of images and content. Subject to changes, printing and typesetting errors. Photos: © AdobeStock, istockphoto. Status: May 2025. Design: Steffi Wolf www.bergundtal.at, Rafaela Bleier. Visualizations: JAMJAM.





LE PETIT LION – EST. 2025

