

**READY TO MOVE IN! Viennese charm in a prime location!
Bright 3-room apartment in the HEART of VIENNA! Vienna
moment at its best!**



visualization unfurnished

Objektnummer: 5630/384

Eine Immobilie von Mimaz Immobilien

Zahlen, Daten, Fakten

Art:	Wohnung
Land:	Österreich
PLZ/Ort:	1010 Wien, Innere Stadt
Baujahr:	1902
Zustand:	Modernisiert
Alter:	Altbau
Wohnfläche:	88,00 m ²
Zimmer:	3
Bäder:	1
WC:	1
Heizwärmebedarf:	D 101,60 kWh / m ² * a
Gesamtenergieeffizienzfaktor:	D 2,23
Gesamtmiete	1.980,49 €
Kaltmiete (netto)	1.753,00 €
Kaltmiete	1.959,72 €
Betriebskosten:	176,57 €
USt.:	20,77 €
Provisionsangabe:	

Gemäß Erstauftraggeberprinzip bezahlt der Abgeber die Provision.

Ihr Ansprechpartner



Mag. Michaela Mazakarini

MIMAZ Immobilien e.U.
Leegasse 7

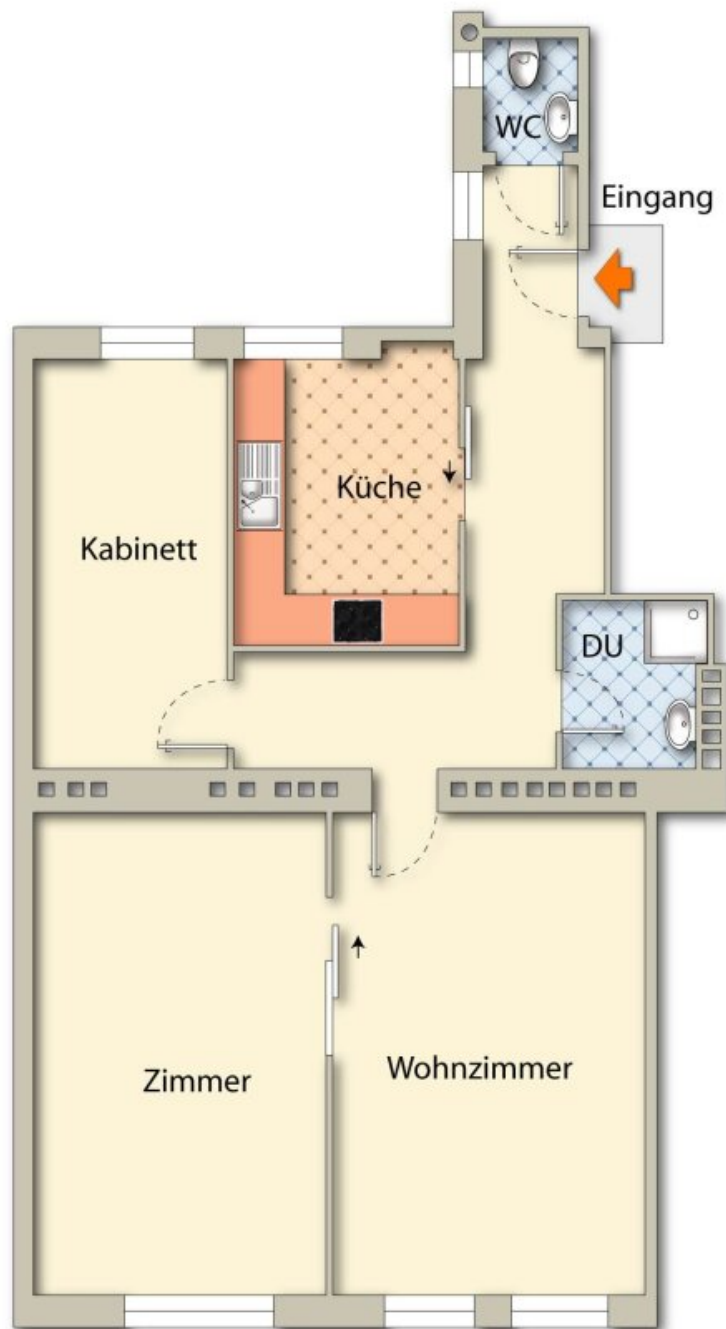


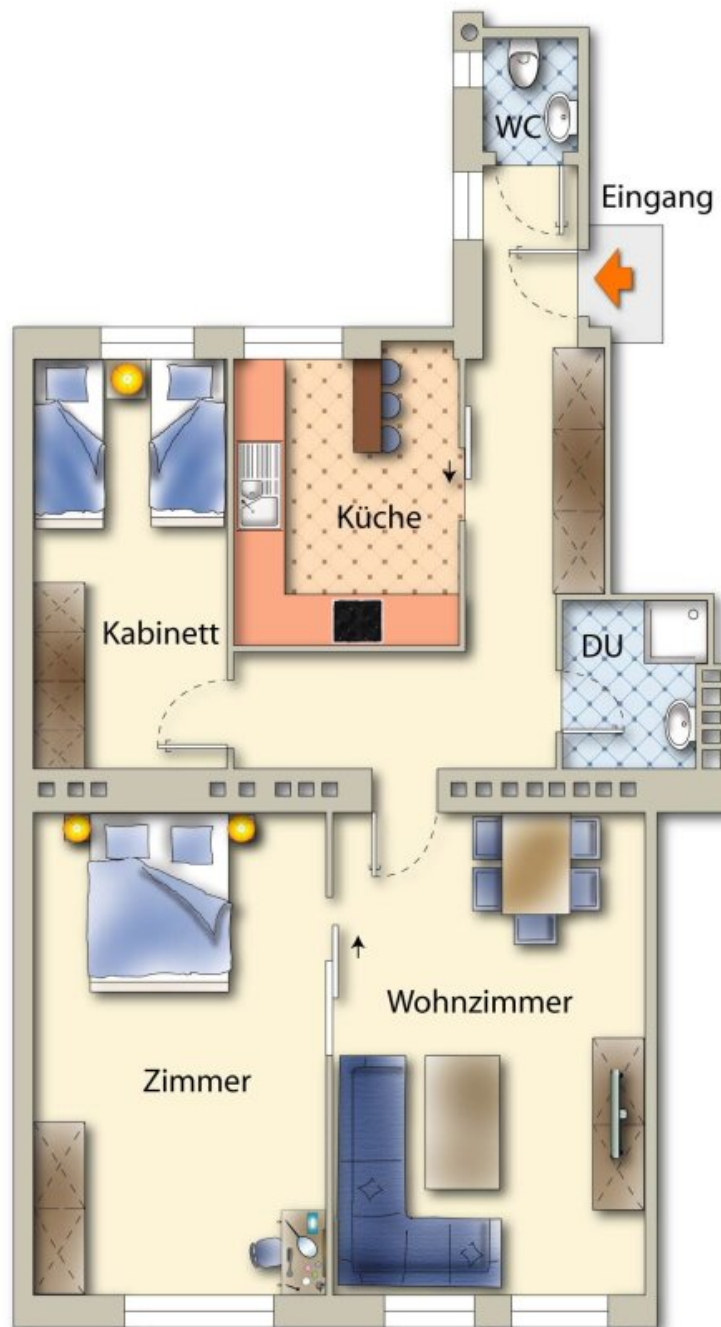












Objektbeschreibung

LIVE WHERE VIENNA IS AT ITS BEST!

ELEGANT CITY APARTMENT WITH OLD VIENNESE CHARM!

In absolute **top location** in the center of Vienna, in the midst of an extraordinary mixture of history, elegance and modern city life, this **enchanted 3-room apartment** on the 5th floor of a **charming old Viennese residential building** is available for rent. Enjoy this [tour](#) of the apartment!

The **kitchen, bathroom, bedroom** and **living room** with dining area are centrally accessible via the spacious entrance hall. The **second bedroom** is adjacent to the living room. Magnificent and **flooded with light**, these rooms present themselves with that certain something and **historical flair**. The **ideal floor plan**, the well thought-out interior design and the practical built-in wardrobes in the hallway promise a particularly inviting living experience with a WOW effect for a main, secondary or second home for professional or private purposes.

The furniture can be taken over when renting, alternatively the apartment can be rented unfurnished. The **separate kitchen** is fully equipped and has a large fridge/freezer, a dishwasher, a 4-plate electric stove and plenty of storage space. The **newly renovated bathroom** has a large walk-in shower and a hand basin for a pleasant wellness feeling! The toilet is separate.

Heating is provided by gas heating, the boiler is located in the bathroom.

A cellar compartment belongs to the apartment.

Have I aroused your interest? I look forward to hearing from you!

Contrary to the custom in the real estate industry of dual brokerage, the broker acts unilaterally only for the landlord. The details are based on information provided by the owners and/or third parties and are therefore without guarantee. Subject to changes and errors!

Due to the obligation to provide evidence for the submission and to ensure the rapid transmission of further information and documents, please provide your full contact details:

- First and last name
- Current home address

- Telephone number
- E-mail address

DATA AT A GLANCE

- Living area approx. 88m²
- 3 rooms
- 5th floor (elevator till 4th floor)
- Fully equipped, separate kitchen
- Bathroom with shower
- Separate toilet
- Available immediately
- Limited term of 3 years with option to extend

Der Immobilienmakler erklärt, dass er – entgegen dem in der Immobilienwirtschaft üblichen Geschäftsgebrauch des Doppelmaklers – einseitig nur für den Vermieter tätig ist.

Infrastruktur / Entfernungen

Gesundheit

Arzt <500m

Apotheke <500m

Klinik <500m

Krankenhaus <1.000m

Kinder & Schulen

Schule <500m

Kindergarten <500m

Universität <500m

Höhere Schule <1.500m

Nahversorgung

Supermarkt <500m

Bäckerei <500m

Einkaufszentrum <1.000m

Sonstige

Geldautomat <500m

Bank <500m

Post <500m

Polizei <500m

Verkehr

Bus <500m

U-Bahn <500m

Straßenbahn <500m

Bahnhof <500m

Autobahnanschluss <3.000m

Angaben Entfernung Luftlinie / Quelle: OpenStreetMap