

Bright and renovated city apartment next to St. Stephen's Cathedral



Objektnummer: 1990/49

Eine Immobilie von Vienna Housing Service

Zahlen, Daten, Fakten

Art:	Wohnung - Etage
Land:	Österreich
PLZ/Ort:	1010 Wien
Baujahr:	1900
Zustand:	Teil_vollrenoviert
Alter:	Altbau
Wohnfläche:	157,00 m ²
Zimmer:	4
Bäder:	2
WC:	3
Keller:	4,00 m ²
Heizwärmebedarf:	D 132,00 kWh / m ² * a
Gesamtenergieeffizienzfaktor:	D 2,08
Gesamtmiete	3.490,00 €
Kaltmiete (netto)	2.674,28 €
Kaltmiete	3.172,73 €
Betriebskosten:	449,31 €
USt.:	317,27 €
Provisionsangabe:	

Gemäß Erstauftraggeberprinzip bezahlt der Abgeber die Provision.

Ihr Ansprechpartner



Mag. Marc Slomovits

Vienna Housing Service











Objektbeschreibung

Spacious 3-Bedroom + Living Room Apartment

This bright and fully renovated apartment offers a generous living room, three bedrooms, two bathrooms, and a practical layout with all rooms centrally accessible — ideal for comfortable city living.

Located in the heart of Vienna's historic city center and only a short walk from Stephansplatz, this elegant apartment sits on the **third floor** of a well-maintained period building **with elevator access**. Fully renovated in 2023, it offers around **157 m² of living space** combining classic Viennese charm with modern comfort.

The spacious living and dining area forms the center of the home. It offers plenty of room for a comfortable lounge and a nicely integrated dining area, directly connected to the fully equipped kitchen. Large windows bring in lots of natural light and offer a pleasant garden view thanks to the south-facing extension with generous glazing, giving the space a calm and relaxed atmosphere.

The private area includes **three bedrooms**. The **master bedroom** comes with its **own en-suite bathroom** equipped with a modern shower and a washbasin. Two additional rooms can be used flexibly – as children's rooms, guest rooms, or home offices – and are complemented by a **second bathroom** featuring both a bathtub and an extra shower. In total, the apartment **includes three WCs**.

The entrance and hallway areas provide several practical spaces for storage, and a **spacious walk-in closet** in the rear part of the apartment offers even more convenience. A **spacious utility room** offers plenty of space for storage as well as for a washing machine and dryer.

The apartment features high ceilings, beautiful parquet floors, modern bathrooms, a fully equipped kitchen, and a gas heating system. A cellar storage unit is included, and garage parking is available for rent in the immediate neighborhood.

Domgasse is one of the most charming and sought-after addresses in the 1st district – quiet, historic, and surrounded by shops, cafés, restaurants, and cultural highlights.

The **Stadtpark**, a beautiful historic park in the middle of the city, is just a five-minute walk from the apartment.

Public transport connections are excellent, with **U1 and U3 at Stephansplatz** just a few minutes away.

The Vienna International Centre (VIC) is also easy to reach – simply take the U1 from

Stephansplatz directly to Kaisermühlen/VIC.

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

Infrastruktur / Entfernungen

Gesundheit

Arzt <500m
Apotheke <500m
Klinik <500m
Krankenhaus <1.000m

Kinder & Schulen

Schule <500m
Kindergarten <1.000m
Universität <500m
Höhere Schule <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 <3.500m

Angaben Entfernung Luftlinie / Quelle: OpenStreetMap