

Embassy District / Prinz-Eugen Strasse



Objektnummer: 1990/227

Eine Immobilie von Vienna Housing Service

Zahlen, Daten, Fakten

Adresse	Prinz-Eugen-Straße
Art:	Wohnung - Etage
Land:	Österreich
PLZ/Ort:	1040 Wien
Alter:	Altbau
Wohnfläche:	190,00 m²
Zimmer:	4
Bäder:	2
WC:	3
Heizwärmebedarf:	D 118,00 kWh / m² * a
Gesamtenergieeffizienzfaktor:	D 1,81
Gesamtmiete	3.523,30 €
Kaltmiete (netto)	2.849,60 €
Kaltmiete	3.203,00 €
Betriebskosten:	353,40 €
USt.:	320,30 €
Provisionsangabe:	

Gemäß Erstauftraggeberprinzip bezahlt der Abgeber die Provision.

Ihr Ansprechpartner



Mag. Marc Slomovits

Vienna Housing Service
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1020 Wien

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Gerne stehe ich Ihnen
Verfügung.



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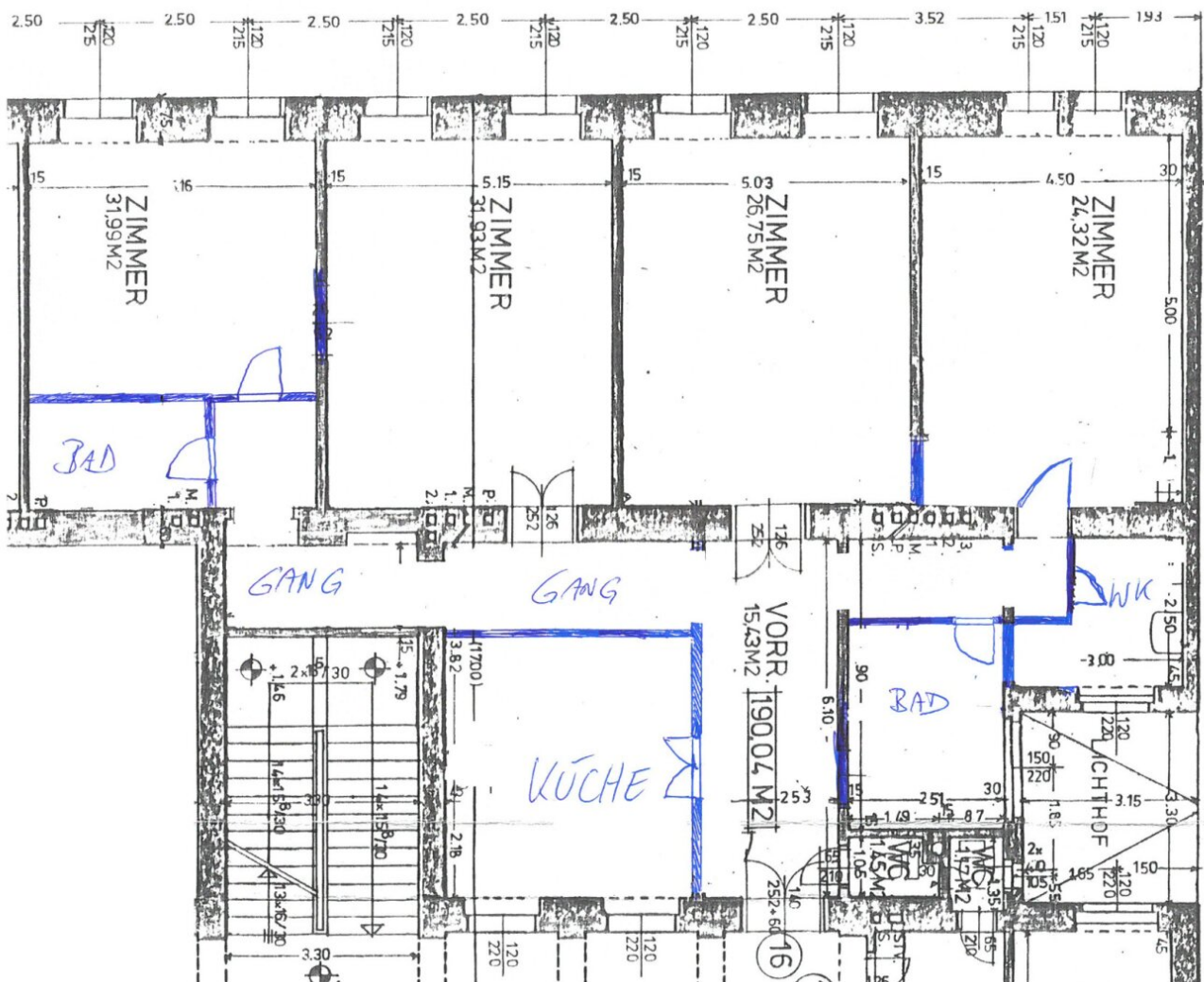












Objektbeschreibung

Elegant Period Apartment in the Embassy Quarter near Belvedere

This spacious city apartment is located in one of the most attractive areas of Vienna's 4th district, in the embassy quarter close to Belvedere Palace and Schwarzenbergplatz. The apartment is situated in a beautiful period building and offers around 190 m² of living space, providing plenty of room for comfortable city living.

The apartment has the typical charm of a classic Viennese old building. High ceilings, large windows and beautiful star parquet floors create a very elegant and pleasant atmosphere. The apartment has four large rooms that can be used in many different ways, for example as living room, bedrooms, office or guest room.

The kitchen is modern and well equipped. There are two bathrooms in the apartment. One of them is connected to a bedroom and has a shower and toilet. The second bathroom has a bathtub, a shower and a window. In addition, there are two separate toilets with washbasins. A separate storage or utility room provides extra space for everyday use.

The apartment is heated with a gas heating system. Air conditioning helps to keep the apartment comfortable during the summer months.

The location offers a great mix of city life and high living quality. The neighbourhood is known for its embassy buildings and elegant surroundings and is considered one of the nicest residential areas in Vienna. Another advantage is the very short distance to Vienna's city centre, which can be reached within just a few minutes.

Heating and electricity are not included in the rent and will be charged separately according to actual consumption.

This apartment is ideal for people who are looking for a spacious home with classic Viennese charm in a central and prestigious location.

I look forward to your enquiry and will be happy to arrange a viewing at any time.

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 <250m

Apotheke <250m

Klinik <500m
Krankenhaus <1.250m

Kinder & Schulen

Schule <250m
Kindergarten <500m
Universität <500m
Höhere Schule <500m

Nahversorgung

Supermarkt <250m
Bäckerei <500m
Einkaufszentrum <1.000m

Sonstige

Geldautomat <500m
Bank <500m
Post <500m
Polizei <500m

Verkehr

Bus <250m
U-Bahn <500m
Straßenbahn <250m
Bahnhof <500m
Autobahnanschluss <2.500m

Angaben Entfernung Luftlinie / Quelle: OpenStreetMap