

**Classic Viennese apartment in the diplomatic district of
Vienna (4b)**



Objektnummer: 1990/238

Eine Immobilie von Vienna Housing Service

Zahlen, Daten, Fakten

Adresse	Reisnerstraße
Art:	Wohnung - Etage
Land:	Österreich
PLZ/Ort:	1030 Wien
Alter:	Altbau
Wohnfläche:	121,00 m ²
Zimmer:	3
Bäder:	1
WC:	2
Keller:	9,00 m ²
Heizwärmebedarf:	D 103,29 kWh / m ² * a
Gesamtenergieeffizienzfaktor:	D 2,03
Gesamtmiete	1.998,22 €
Kaltmiete (netto)	1.452,36 €
Kaltmiete	1.816,56 €
Betriebskosten:	364,20 €
USt.:	181,66 €
Provisionsangabe:	

Gemäß Erstauftraggeberprinzip bezahlt der Abgeber die Provision.

Ihr Ansprechpartner



Mag. Marc Slomovits

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Gerne stehe ich Ihnen
Verfügung.



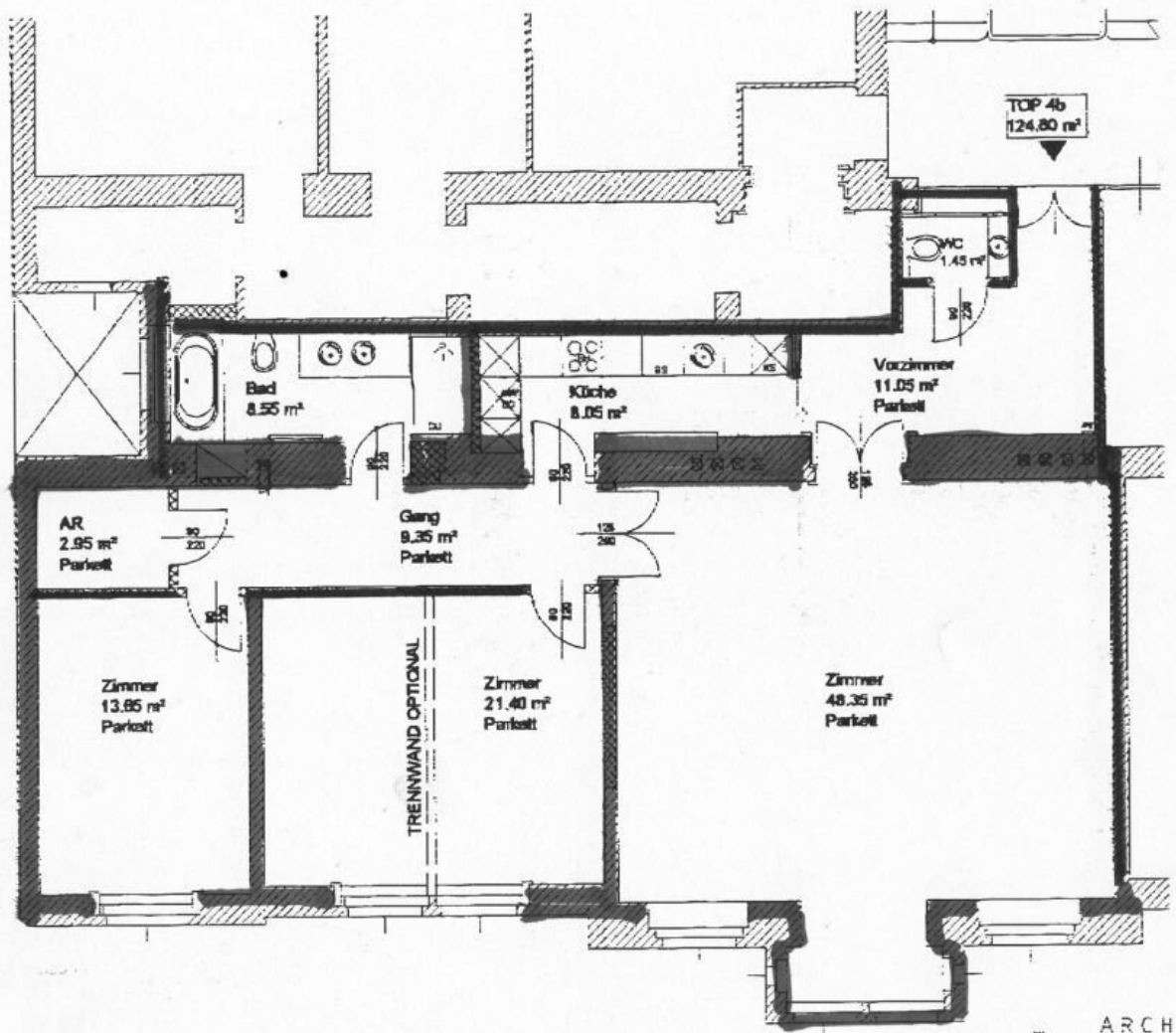
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Objektbeschreibung

Classic Viennese period apartment in the embassy district – spacious 3-room apartment in excellent condition

Rental start possible from August 1, 2026.

This beautiful Viennese period apartment is located on the 2nd floor with lift in a representative building in Reisnerstraße in the 3rd district and offers classic features such as high ceilings and parquet flooring.

The apartment has approx. 121 sqm of living space with two bedrooms and a spacious living room of approx. 46 sqm with a bay window. The separate kitchen is fully equipped.

The bathroom includes a bathtub, separate shower and two washbasins. A guest toilet, storage room and a cellar compartment of approx. 9 sqm are also available.

The building is family-owned and was comprehensively refurbished in 2010. The apartment was fully renovated in 2006 and has been well maintained since.

The location in the embassy district offers excellent infrastructure close to Stadtpark. Shops, restaurants and public transport (U3, U4, suburban train, tram lines 71 and O, bus 4A) are within easy reach. The city centre can be reached on foot in about 15 minutes.

Heating and electricity costs are charged separately based on consumption and paid directly to the energy providers.

The Vienna International Centre can be reached by car in approx. 15 minutes. By public transport, the travel time is approx. 20 minutes.

The apartment is offered with a fixed-term lease of 5 years.

I look forward to your enquiry and am 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 <500m
Klinik <250m
Krankenhaus <500m

Kinder & Schulen

Schule <500m
Kindergarten <250m
Universität <250m
Höhere Schule <1.000m

Nahversorgung

Supermarkt <250m
Bäckerei <250m
Einkaufszentrum <750m

Sonstige

Geldautomat <500m
Bank <500m
Post <250m
Polizei <500m

Verkehr

Bus <250m
U-Bahn <500m
Straßenbahn <500m
Bahnhof <500m
Autobahnanschluss <2.250m

Angaben Entfernung Luftlinie / Quelle: OpenStreetMap