

**Luxuriously old building flat in magnificent old house near
Servitenviertel & Lycée including garage!**



Objektnummer: 6213

Eine Immobilie von Spiegelfeld

Zahlen, Daten, Fakten

| | |
|--------------------------|-----------------------|
| Art: | Wohnung |
| Land: | Österreich |
| PLZ/Ort: | 1090 Wien |
| Baujahr: | 1900 |
| Zustand: | Erstbezug |
| Möbliert: | Voll |
| Wohnfläche: | 161,81 m ² |
| Zimmer: | 5 |
| Bäder: | 2 |
| WC: | 2 |
| Gesamtmiete | 5.103,02 € |
| Kaltmiete (netto) | 3.770,00 € |
| Kaltmiete | 4.157,46 € |
| Betriebskosten: | 338,31 € |
| Heizkosten: | 460,71 € |
| USt.: | 484,85 € |
| Provisionsangabe: | |

2 Bruttomonatsmieten zzgl. 20% USt.

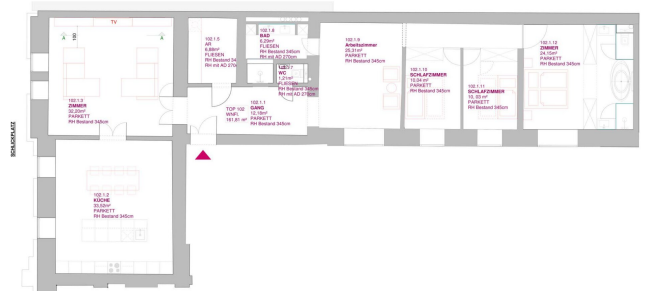
Ihr Ansprechpartner



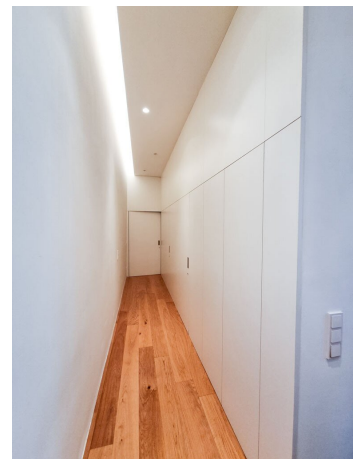
Sabrina Ritter

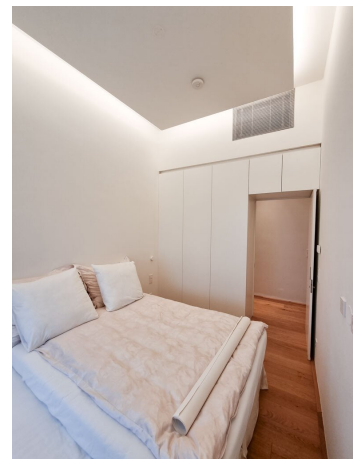
Spiegelfeld Immobilien GmbH
Stubenring 20
1010 Wien







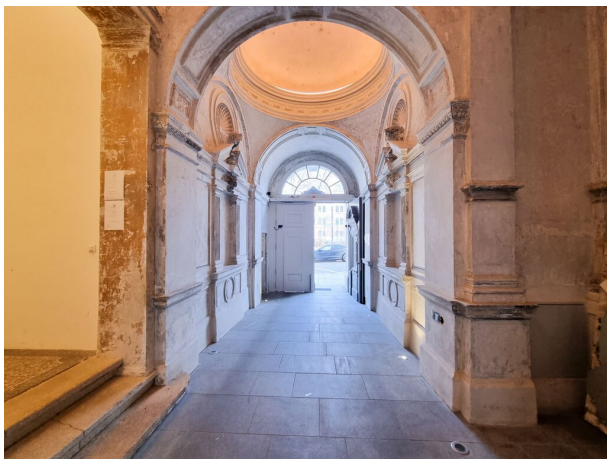


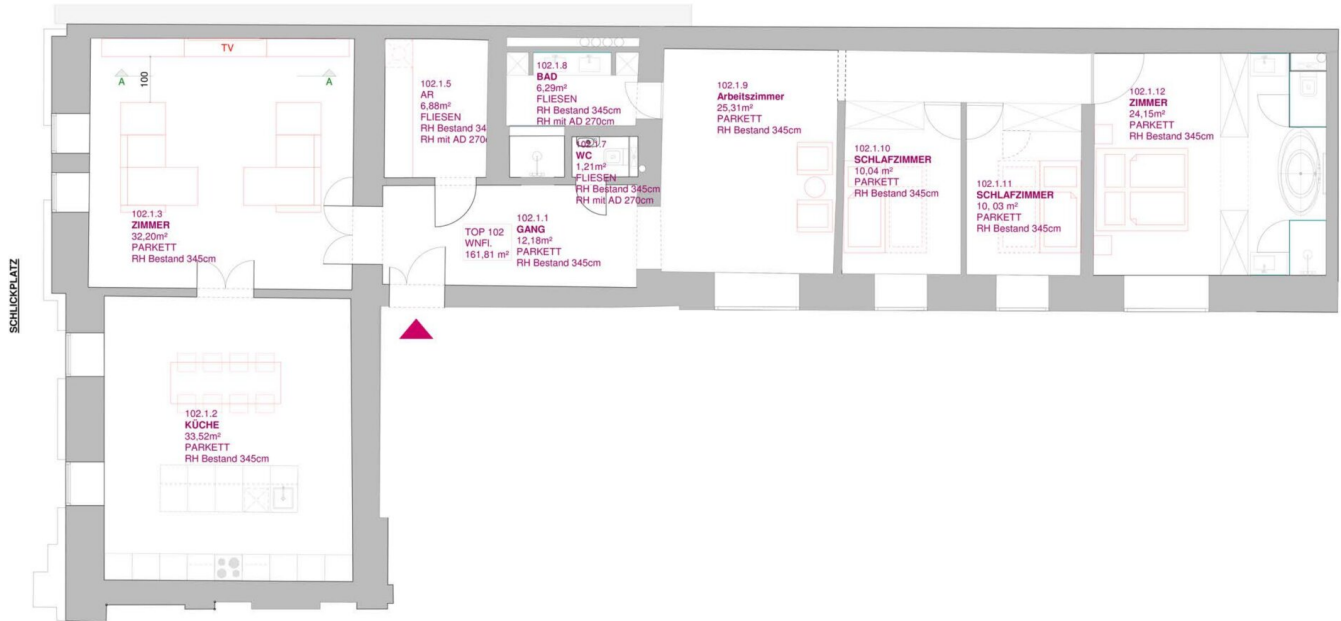












Objektbeschreibung

Exclusive Residence in the Heart of Vienna — Renovated Period Building, 161 m²

This distinguished apartment occupies a fully renovated historical building in one of Vienna's most sought-after locations, just a few minutes' walk from the prestigious 1st District.

The Property

Spanning approximately 161 m², this exceptional residence offers a thoughtfully designed floor plan comprising a master suite with en-suite bathing area featuring a bathtub, separate shower and WC; two further bedrooms accessible via the hallway; an additional shower room; a generous living room; and an elegant dining room with a fully equipped, spacious kitchen.

Interior & Finishes

The interior was curated by a renowned architect, with every detail selected to the highest standard. The kitchen is outfitted exclusively with Miele appliances, complemented by an extensive worktop and a discreetly integrated utility unit with washing machine connection — seamlessly concealed within the kitchen's bespoke cabinetry. Electrical appliances are fully hidden within purpose-built storage, ensuring a clean, uncluttered aesthetic throughout.

The apartment features solid oak parquet flooring, ceiling cooling, central heating, and high-quality fitted wardrobes with bespoke joinery across all living areas. Ample built-in storage has already been installed, providing both elegance and practicality.

The residence enjoys a tranquil outlook over a verdant park.

Building

The renovation extended beyond the individual apartment to encompass the entire building. Each unit is allocated a private cellar compartment, and a dedicated bicycle storage room is available to all residents.

Location

Situated in Vienna's vibrant 9th District, the property benefits from proximity to the charming Servitenviertel — a neighbourhood renowned for its Parisian flair, beloved independent cafés, fine restaurants and artisan shops. Day-to-day amenities are all within easy reach.

Public transport connections are excellent. The nearby Schottentor station provides direct access to the U2 underground line as well as multiple tram lines (1, D, 37, 38, 40, 41, 42, 43, 44, 71), ensuring swift connectivity to all parts of the city.

The apartment is available unfurnished.

Infrastruktur / Entfernungen

Gesundheit

Arzt <500m
Apotheke <500m
Klinik <500m
Krankenhaus <1.500m

Kinder & Schulen

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

Nahversorgung

Supermarkt <500m
Bäckerei <500m
Einkaufszentrum <2.000m

Sonstige

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

Verkehr

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

Angaben Entfernung Luftlinie / Quelle: OpenStreetMap



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- Transparente Geschäftsanbahnung und –abwicklung
- Über 5.000 Liegenschaften in verschiedenen Preisklassen

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