

ALL INCLUSIVE // Stylish Studio Apartment near City Center



Objektnummer: 1990/43

Eine Immobilie von Vienna Housing Service

Zahlen, Daten, Fakten

Adresse	Darwingasse
Art:	Wohnung - Etage
Land:	Österreich
PLZ/Ort:	1020 Wien
Baujahr:	1969
Zustand:	Modernisiert
Möbliert:	Voll
Alter:	Neubau
Nutzfläche:	40,00 m ²
Zimmer:	1
Bäder:	1
WC:	1
Heizwärmebedarf:	B 43,25 kWh / m ² * a
Gesamtenergieeffizienzfaktor:	C 1,40
Gesamtmiete	1.250,00 €
Kaltmiete (netto)	1.250,00 €
Kaltmiete	1.250,00 €
Provisionsangabe:	

Gemäß Erstauftraggeberprinzip bezahlt der Abgeber die Provision.

Ihr Ansprechpartner

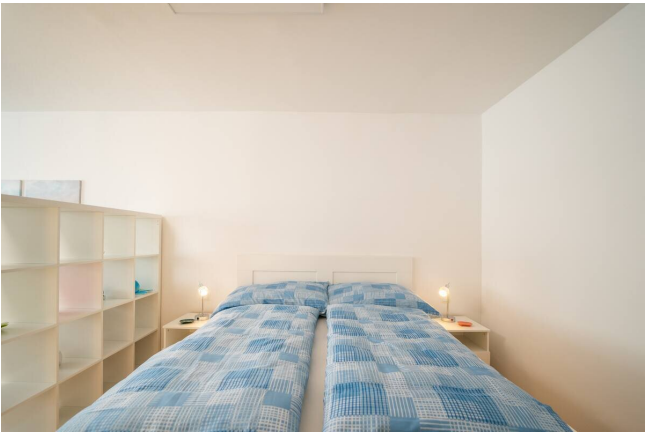


Mag. Marc Slomovits

Vienna Housing Service
Negerlegasse 2







Objektbeschreibung

Monthly Rate: EUR 1,250.– (fully furnished & equipped, incl. all utilities)

Rental Term: Flexible contracts from 1 to 6 months

This stylishly renovated studio apartment offers **40 m² of comfortable living space** on the **3rd floor of a residential building with elevator**, facing a quiet courtyard. It includes a spacious sleeping area with a double bed, a cozy living corner with sofa, a fully equipped kitchen, and a large bathroom. High-quality furnishings and modern appliances such as a washing machine, refrigerator, microwave, and WiFi ensure maximum convenience.

The location in Vienna's 2nd district is both central and quiet. The beautiful **Augarten Park is only 200 meters away**, the historic city center can be reached within a 15-minute walk, and the famous Prater as well as other attractions are close by. Public transport is just a short walk away, making all parts of the city easily accessible.

The Vienna International Centre (UNO-City) can be reached in about 20 minutes by public transport. From the nearby **U1 station Praterstern**, the subway takes you directly to Kaisermühlen/VIC.

Daily necessities such as **supermarkets, pharmacies, and drugstores are within easy reach**, as are restaurants, cafés, fitness centers, and various local services. This apartment is therefore an excellent choice for business professionals who want to live close to the city center while enjoying a peaceful neighborhood to relax after work or on weekends.

Wir weisen darauf hin, dass zwischen dem Vermittler und dem zu vermittelnden Dritten ein familiäres oder wirtschaftliches Naheverhältnis besteht.

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 <250m

Krankenhaus <1.000m

Kinder & Schulen

Schule <250m

Kindergarten <250m

Universität <1.000m
Höhere Schule <750m

Nahversorgung

Supermarkt <250m
Bäckerei <500m
Einkaufszentrum <1.750m

Sonstige

Geldautomat <500m
Bank <500m
Post <750m
Polizei <750m

Verkehr

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

Angaben Entfernung Luftlinie / Quelle: OpenStreetMap