

Elegant 5 Room Apt. with Balcony



Objektnummer: 1990/50

Eine Immobilie von Vienna Housing Service

Zahlen, Daten, Fakten

Art:	Wohnung - Etage
Land:	Österreich
PLZ/Ort:	1080 Wien
Baujahr:	1969
Zustand:	Gepflegt
Alter:	Neubau
Wohnfläche:	173,40 m²
Zimmer:	5
Bäder:	3
WC:	3
Balkone:	1
Heizwärmebedarf:	D 102,25 kWh / m² * a
Gesamtmiete	3.600,00 €
Kaltemiete (netto)	2.833,39 €
Kaltemiete	3.272,73 €
Betriebskosten:	439,34 €
USt.:	327,27 €
Provisionsangabe:	

Gemäß Erstauftraggeberprinzip bezahlt der Abgeber die Provision.

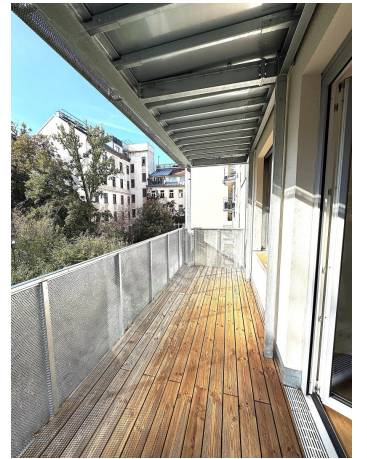
Ihr Ansprechpartner



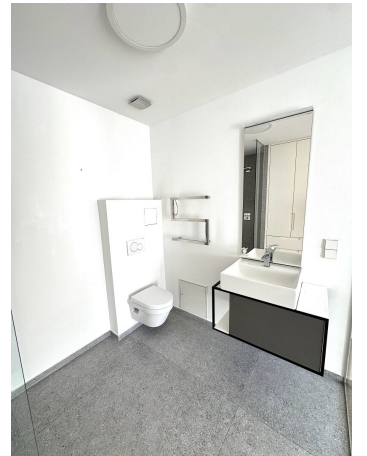
Mag. Marc Slomovits

Vienna Housing Service
Negerlegasse 2

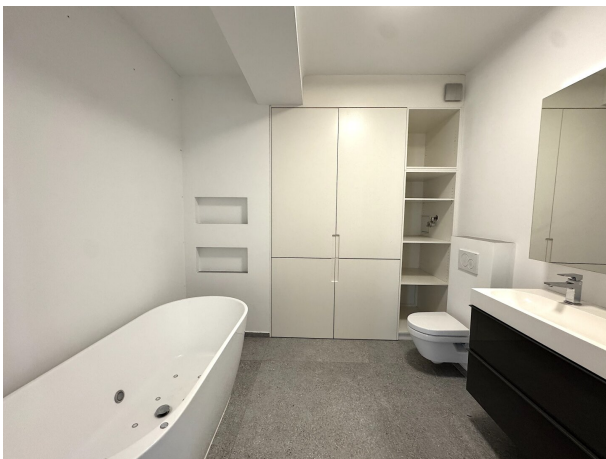






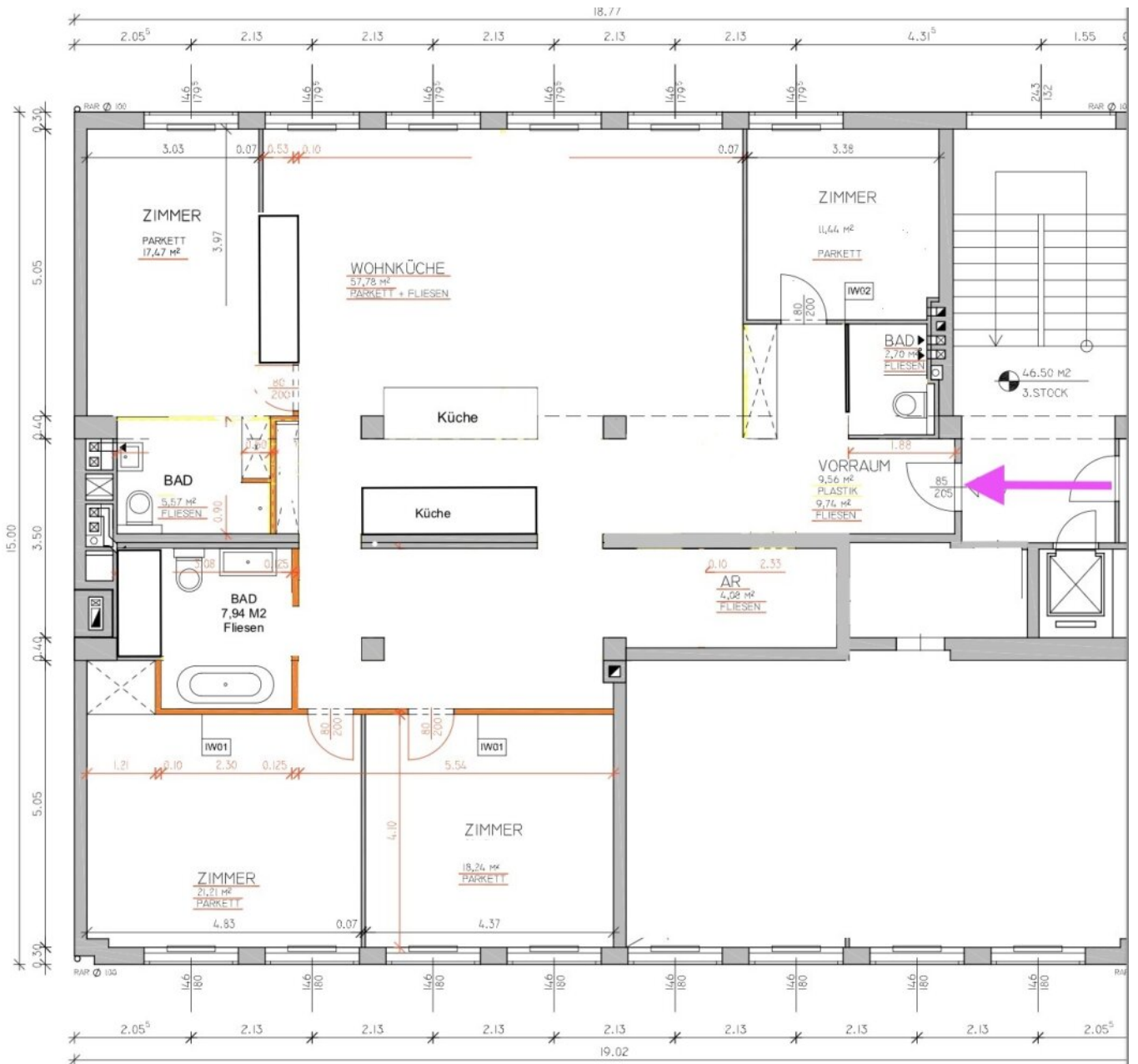












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Objektbeschreibung

This **spacious apartment** on the 3rd floor of a **well-kept building** in Breitenfelder Gasse offers **modern comfort**, good-quality materials and a **quiet but central location**. With about **173 m² of living space** and a **10 m² balcony**, it feels open and bright – ideal for families or anyone who enjoys spacious city living.

The **large living and dining area** with its open kitchen is the centre of the apartment. Big windows bring in plenty of daylight and offer a **pleasant view of the surrounding trees**. The kitchen has **modern appliances** and a **cooking island** that connects well with the living area. From the living room, you can access the quiet balcony, perfect for relaxing outside.

The apartment has **5 rooms** in total: **4 bedrooms**, **3 bathrooms** and **3 toilets**. The bedrooms are bright and well-sized, with **built-in wardrobes** for easy storage. There is also a small **workspace**, ideal for home office use.

High-quality **parquet floors** create a warm atmosphere. The modern bathrooms include **walk-in showers**, a **freestanding bathtub** and large tiles. Custom-made cabinets offer extra storage. The apartment has **central heating**, and the building has a **lift**. A **parking space** is available on request (at additional cost).

Located in the **heart of Josefstadt**, one of Vienna's most attractive districts, the area offers a great mix of city life and quiet surroundings. Many cafés, restaurants and shops are just a short walk away. Public transport connections are excellent: **U6 Alser Straße**, tram lines **43 and 44**, and several bus routes take you quickly to the city centre.

The **Vienna International Centre** is easy to reach: Take tram 43 or 44 to Schottentor, change to the U2 to Praterstern, then take the U1 to Kaisermühlen/VIC. The trip takes about **30 minutes**.

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 <500m

Apotheke <500m

Klinik <500m

Krankenhaus <500m

Kinder & Schulen

Schule <500m

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

Nahversorgung

Supermarkt <500m
Bäckerei <500m
Einkaufszentrum <1.500m

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