

## **Exclusive fully furnished city apartment for temporary stays**



**Objektnummer: 1990/81**

**Eine Immobilie von Vienna Housing Service**

## Zahlen, Daten, Fakten

|                   |                   |
|-------------------|-------------------|
| Adresse           | Kinderspitalgasse |
| Art:              | Wohnung - Etage   |
| Land:             | Österreich        |
| PLZ/Ort:          | 1090 Wien         |
| Möbliert:         | Voll              |
| Alter:            | Altbau            |
| Wohnfläche:       | 140,00 m²         |
| Zimmer:           | 4                 |
| Bäder:            | 1                 |
| WC:               | 1                 |
| Gesamtmiete       | 3.600,00 €        |
| Kaltmiete (netto) | 3.600,00 €        |
| Kaltmiete         | 3.600,00 €        |

## Ihr Ansprechpartner



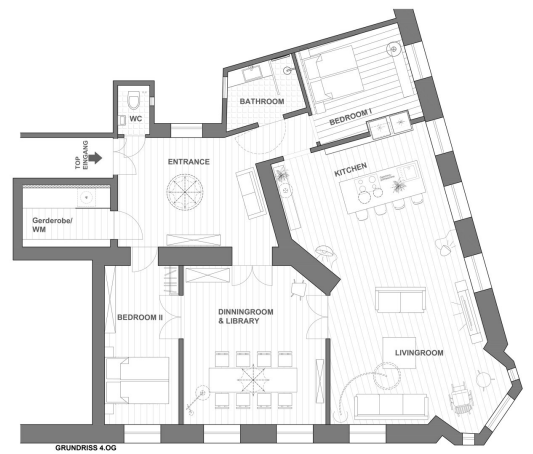
### **Mag. Marc Slomovits**

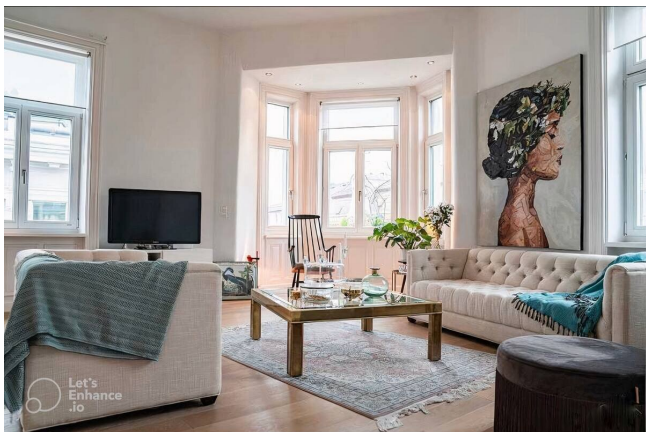
Vienna Housing Service  
Negerlegasse 2  
1020 Wien

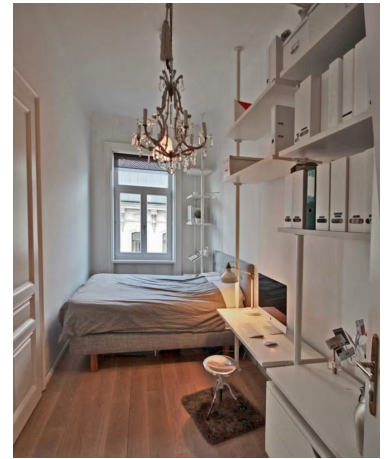
T 06648328757  
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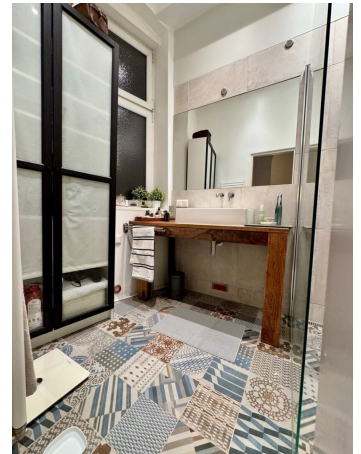
Gerne stehe ich Ihnen für weitere Informationen oder einen Besichtigungstermin zur Verfügung.



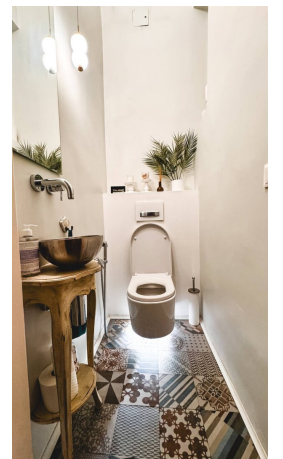


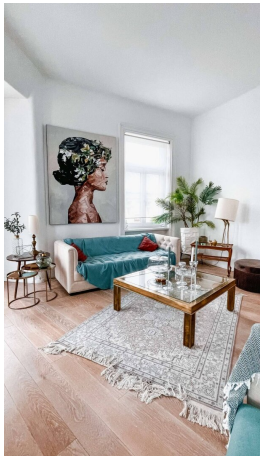
















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## Objektbeschreibung

This exceptional apartment is located on the fourth floor with elevator access and offers approximately 140 m<sup>2</sup> of elegant living space. It is available for **short term rentals with a maximum duration of six months**. High ceilings, large windows and a carefully selected interior concept create a sophisticated atmosphere that feels both luxurious and welcoming.

The **spacious living room** flows seamlessly into the **modern kitchen** featuring a central cooking island, perfect for preparing meals and entertaining guests. The adjoining **dining area** with its striking chandelier provides an impressive setting for hosting dinners or can serve as a stylish workspace. **Two bedrooms** offer comfort and privacy. The **bathroom** is modern and includes a walk in shower. The **toilet** is located separately. The apartment is rented **fully furnished** and ready to move in. Heating, electricity, furniture and high speed internet are included in the rent. Discreet underfloor heating throughout the apartment provides an even, comfortable warmth and enhances the overall living comfort.

This property is an **ideal home for international residents, diplomats and business travellers** looking for a premium temporary stay in Vienna.

The attached floor plan offers a clear overview of the layout.

Heating and electricity are not included in the rent and will be charged separately at a flat rate of 300 euro per month (based on an average use for 2 people).

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

### Infrastruktur / Entfernungen

#### Gesundheit

Arzt <250m

Apotheke <250m

Klinik <250m

Krankenhaus <250m

#### Kinder & Schulen

Schule <250m

Kindergarten <500m

Universität <250m

Höhere Schule <250m

#### Nahversorgung

Supermarkt <250m

Bäckerei <250m

Einkaufszentrum <1.000m

**Sonstige**

Geldautomat <250m

Bank <250m

Post <250m

Polizei <500m

**Verkehr**

Bus <250m

U-Bahn <250m

Straßenbahn <250m

Bahnhof <250m

Autobahnanschluss <3.000m

Angaben Entfernung Luftlinie / Quelle: OpenStreetMap