

ALL INCLUSIVE SHORT TERM RENT



Objektnummer: 1990/209

Eine Immobilie von Vienna Housing Service

Zahlen, Daten, Fakten

Adresse	Hillerstraße
Art:	Wohnung - Etage
Land:	Österreich
PLZ/Ort:	1020 Wien
Wohnfläche:	62,00 m ²
Zimmer:	3
Bäder:	1
WC:	2
Gesamtmiete	1.500,00 €
Kaltmiete (netto)	1.500,00 €
Kaltmiete	1.500,00 €
Provisionsangabe:	

Gemäß Erstauftraggeberprinzip bezahlt der Abgeber die Provision.

Ihr Ansprechpartner



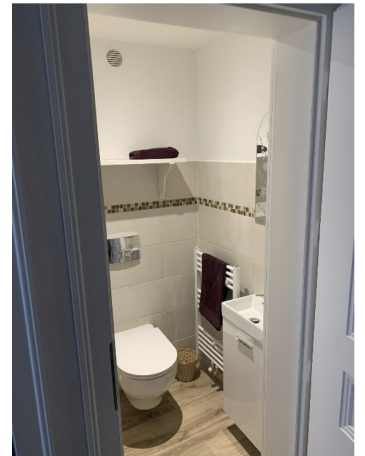
Mag. Marc Slomovits

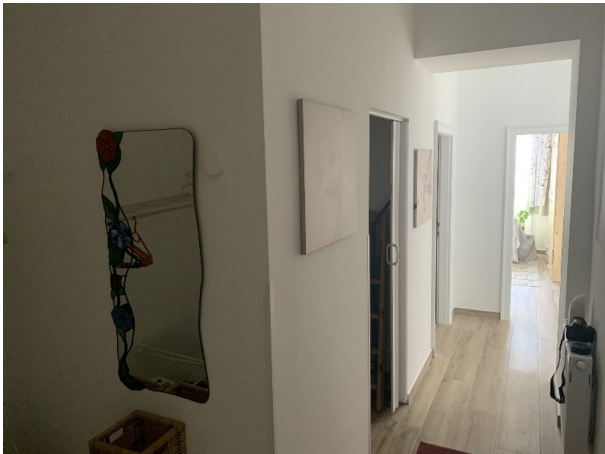
Vienna Housing Service
Negerlegasse 2
1020 Wien

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Gerne stehe ich Ihnen für weitere Informationen oder einen Besichtigungstermin zur







Objektbeschreibung

Fully Furnished All Inclusive Apartment in Excellent Central Location

This fully furnished and carefully equipped apartment is very well located in the city and accessible by elevator. Numerous everyday amenities such as supermarkets, grocery stores, bakeries, an open market and public transport connections are within comfortable walking distance, making daily life particularly convenient.

The apartment is offered on an all inclusive basis. For normal usage, no additional monthly costs are expected. The lump sum includes administration costs, internet, insurance, water, regular servicing of the gas heater and two bicycle parking spaces in a locked bicycle shelter in the courtyard. Gas and electricity are included up to a defined fair use limit.

The building underwent a comprehensive renovation completed in September 2022, while the apartment itself was fully renovated in March 2022 and refreshed again in November 2025.

The living area features an open plan kitchen equipped with an electric stove, dishwasher, large refrigerator with freezer and a combined microwave oven. A dining table with four chairs and a sofa that converts into a 160 by 200 centimetre bed complete the space. Independent gas central heating ensures comfortable temperatures throughout the apartment.

The main bedroom is furnished with a 160 by 200 centimetre bed and a spacious three door wardrobe arranged on two levels. The second bedroom features a high bed with a height of 190 centimetres, a desk and a two door wardrobe with drawers, making it ideal as a guest room or home office.

The large bathroom includes a shower, washbasin with mirror, bidet, toilet and a washing machine. An additional separate toilet is also available. A storage room with multiple storage fixtures provides further practical space.

The apartment is fully equipped and ready for immediate use, including a vacuum cleaner, kettle, toaster, coffee machine, iron, ironing board, kitchenware, bed linen and towels.

Public transport connections are excellent, with the U2 within approximately 300 metres, the U1 within 500 metres, bus line 11A within 100 metres, bus line 82A within 300 metres and tram line 12 just 50 metres away.

Two bicycle parking spaces in a private locked shelter in the courtyard are included, with additional spaces available for rent if required. Short term rentals are possible upon request. The apartment is available from 15 February 2026.

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

Hinweis gemäß Energieausweisvorlagegesetz: Ein Energieausweis wurde vom Eigentümer bzw. Verkäufer, nach unserer Aufklärung über die generell geltende Vorlagepflicht, sowie Aufforderung zu seiner Erstellung noch nicht vorgelegt. Daher gilt zumindest eine dem Alter und der Art des Gebäudes entsprechende Gesamtenergieeffizienz als vereinbart. Wir übernehmen keinerlei Gewähr oder Haftung für die tatsächliche Energieeffizienz der angebotenen Immobilie.

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 <1.000m
Krankenhaus <2.000m

Kinder & Schulen

Schule <250m
Kindergarten <250m
Universität <250m
Höhere Schule <2.500m

Nahversorgung

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

Sonstige

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

Verkehr

Bus <250m
U-Bahn <500m
Straßenbahn <250m
Bahnhof <500m
Autobahnanschluss <1.250m

Angaben Entfernung Luftlinie / Quelle: OpenStreetMap