

Embassy District / Prinz-Eugen Strasse



Objektnummer: 1990/226

Eine Immobilie von Vienna Housing Service

Zahlen, Daten, Fakten

Adresse	Prinz-Eugen-Straße
Art:	Wohnung - Etage
Land:	Österreich
PLZ/Ort:	1040 Wien
Alter:	Altbau
Wohnfläche:	323,00 m ²
Zimmer:	7
Bäder:	3
WC:	4
Balkone:	1
Heizwärmebedarf:	D 118,00 kWh / m ² * a
Gesamtenergieeffizienzfaktor:	D 1,81
Gesamtmiete	4.924,46 €
Kaltmiete (netto)	3.876,00 €
Kaltmiete	4.476,78 €
Betriebskosten:	600,78 €
USt.:	447,68 €
Provisionsangabe:	

Gemäß Erstauftraggeberprinzip bezahlt der Abgeber die Provision.

Ihr Ansprechpartner



Mag. Marc Slomovits

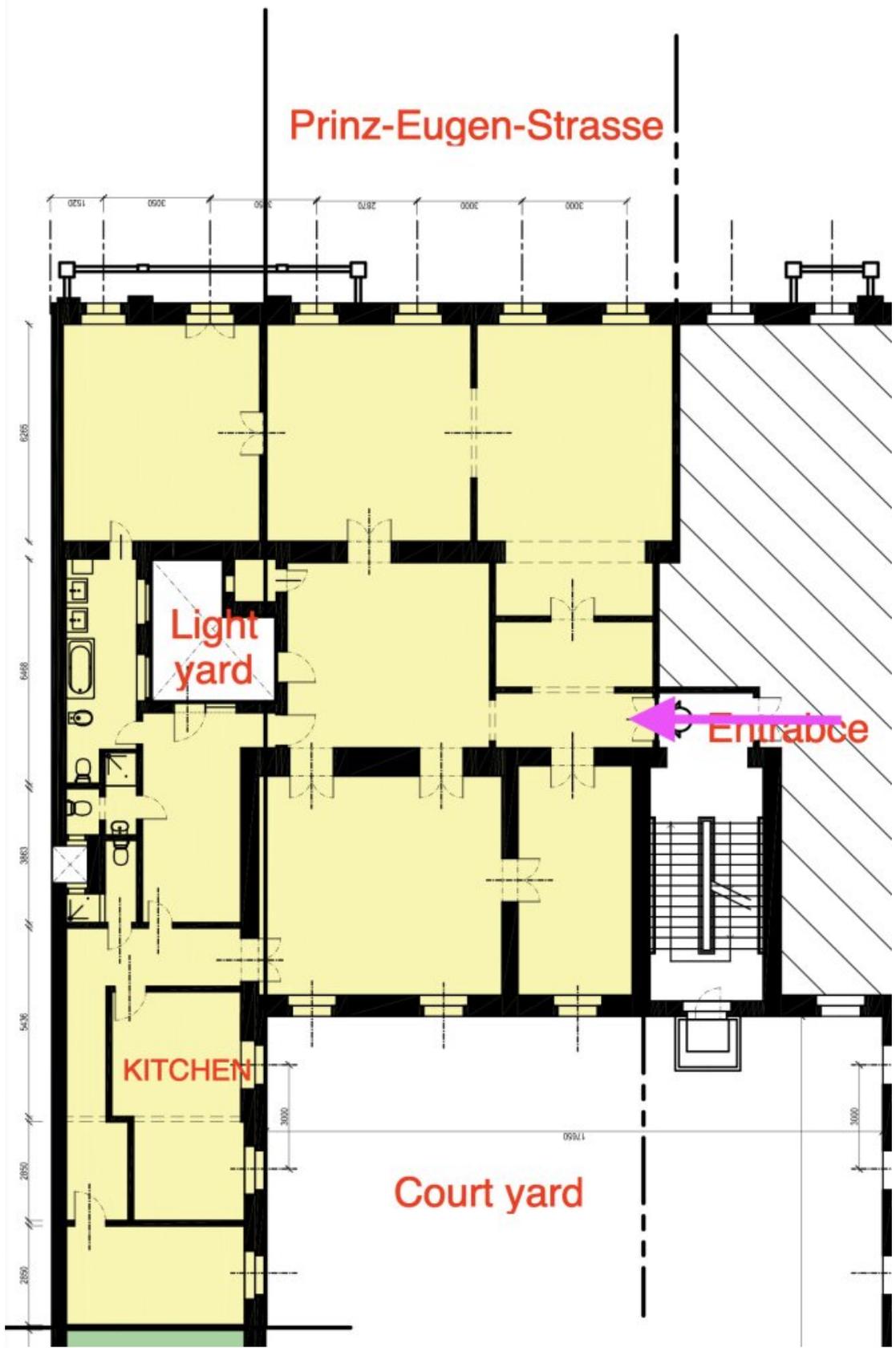
Vienna Housing Service
Negerlegasse 2











Objektbeschreibung

Exceptional Period Apartment in the Embassy Quarter near Belvedere

This outstanding apartment is located on the second floor of a prestigious palais building with lift access and represents a high-end residential offering. Situated in the elegant embassy quarter of Vienna's 4th district, the property enjoys a ???? and refined setting with partial views towards Belvedere Palace and Schwarzenbergplatz. With approximately 323 m² of usable space, the apartment offers a generous and well-designed layout.

The apartment comprises seven spacious rooms, which can be flexibly used as living areas, bedrooms, offices or guest rooms. The layout is complemented by a fully equipped kitchen and a well-appointed sanitary area. The main bathroom benefits from natural daylight and features a bathtub, a separate shower, a bidet, a double washbasin and a toilet. In addition, there are two separate toilets, each equipped with a washbasin and its own shower.

The apartment showcases the charm of classic Viennese period architecture. Elegant star parquet flooring, impressive ceiling heights with decorative stucco details, and large windows create a bright and sophisticated living atmosphere. The kitchen is modern, practical and filled with natural light, offering everything needed for everyday living.

Heating is provided by a gas heating system, while air conditioning ensures comfort during the warmer months.

The combination of distinctive architecture, generous proportions and a quiet yet central location makes this property a rare opportunity. At the same time, the surrounding area offers excellent infrastructure and convenient transport connections.

The location offers a great mix of city life and high living quality. The neighbourhood is known for its embassy buildings and elegant surroundings and is considered one of the nicest residential areas in Vienna. Another advantage is the very short distance to Vienna's city centre, which can be reached within just a few minutes.

Heating and electricity are not included in the rent and will be charged separately according to actual consumption.

This apartment is ideal for people who are looking for a spacious home with classic Viennese charm in a central and prestigious location.

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

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 <500m

Krankenhaus <1.250m

Kinder & Schulen

Schule <250m

Kindergarten <500m

Universität <500m

Höhere Schule <500m

Nahversorgung

Supermarkt <250m

Bäckerei <500m

Einkaufszentrum <1.000m

Sonstige

Geldautomat <500m

Bank <500m

Post <500m

Polizei <500m

Verkehr

Bus <250m

U-Bahn <500m

Straßenbahn <250m

Bahnhof <500m

Autobahnanschluss <2.500m

Angaben Entfernung Luftlinie / Quelle: OpenStreetMap