

## Embassy District / Prinz-Eugen Strasse



**Objektnummer: 1990/227**

**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:	190,00 m <sup>2</sup>
Zimmer:	4
Bäder:	2
WC:	3
Heizwärmebedarf:	D 118,00 kWh / m <sup>2</sup> * a
Gesamtenergieeffizienzfaktor:	D 1,81
Gesamtmiete	3.523,30 €
Kaltmiete (netto)	2.849,60 €
Kaltmiete	3.203,00 €
Betriebskosten:	353,40 €
USt.:	320,30 €
Provisionsangabe:	

Gemäß Erstauftraggeberprinzip bezahlt der Abgeber die Provision.

## Ihr Ansprechpartner



**Mag. Marc Slomovits**

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1020 Wien

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Gerne stehe ich Ihnen  
Verfügung.



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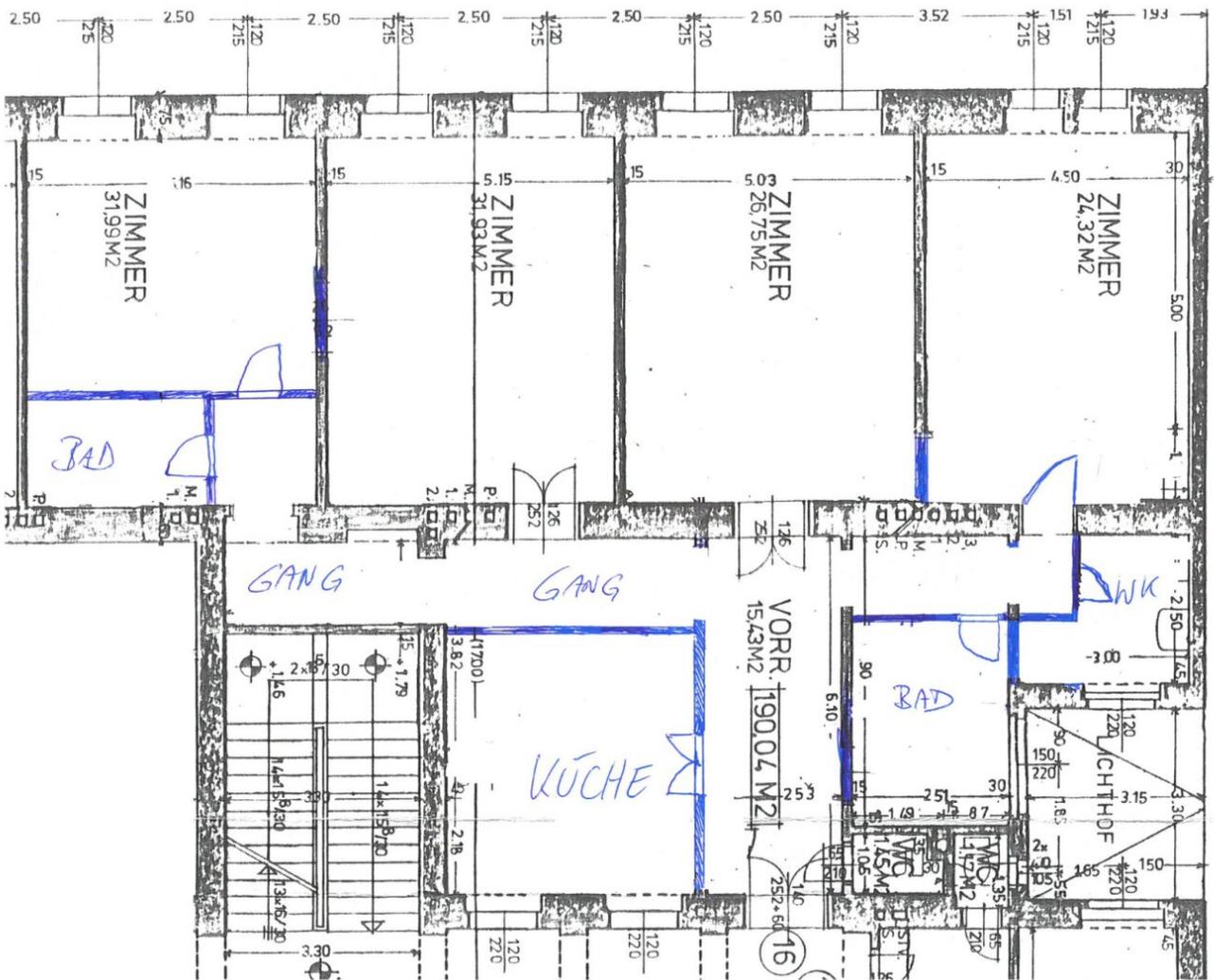












# Objektbeschreibung

## **Elegant Period Apartment in the Embassy Quarter near Belvedere**

This spacious city apartment is located in one of the most attractive areas of Vienna's 4th district, in the embassy quarter close to Belvedere Palace and Schwarzenbergplatz. The apartment is situated in a beautiful period building and offers around 190 m<sup>2</sup> of living space, providing plenty of room for comfortable city living.

The apartment has the typical charm of a classic Viennese old building. High ceilings, large windows and beautiful star parquet floors create a very elegant and pleasant atmosphere. The apartment has four large rooms that can be used in many different ways, for example as living room, bedrooms, office or guest room.

The kitchen is modern and well equipped. There are two bathrooms in the apartment. One of them is connected to a bedroom and has a shower and toilet. The second bathroom has a bathtub, a shower and a window. In addition, there are two separate toilets with washbasins. A separate storage or utility room provides extra space for everyday use.

The apartment is heated with a gas heating system. Air conditioning helps to keep the apartment comfortable during the summer months.

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