

**FULLY FURNISHED FROM AUGUST 2026 UNTIL JUNE
2027**



Objektnummer: 1990/240

Eine Immobilie von Vienna Housing Service

Zahlen, Daten, Fakten

Adresse	Langackergasse
Art:	Wohnung - Etage
Land:	Österreich
PLZ/Ort:	1190 Wien
Baujahr:	1968
Möbliert:	Voll
Alter:	Neubau
Wohnfläche:	122,00 m ²
Zimmer:	5
Bäder:	2
WC:	2
Balkone:	1
Heizwärmebedarf:	E 140,40 kWh / m ² * a
Gesamtenergieeffizienzfaktor:	E 2,70
Gesamtmiete	2.990,00 €
Kaltmiete (netto)	2.420,00 €
Kaltmiete	2.990,00 €
Betriebskosten:	570,00 €
Provisionsangabe:	

Gemäß Erstauftraggeberprinzip bezahlt der Abgeber die Provision.

Ihr Ansprechpartner



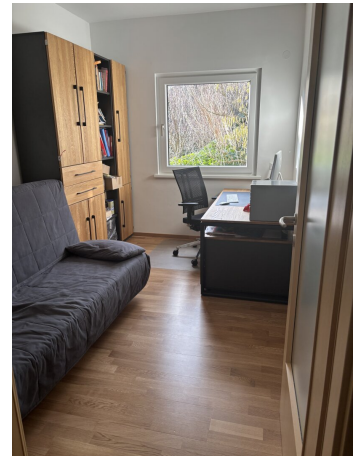
Mag. Marc Slomovits

Vienna Housing Service











Objektbeschreibung

Spacious 5-room apartment with balcony in a quiet green location – 1190 Vienna

This fully furnished apartment is available for a fixed-term rental from August 2026 until June 2027 and is offered as a temporary sublet.

This bright and well-designed apartment is located in **Langackergasse in the 19th district** and stands out for its absolute quiet setting within a green and well-maintained residential complex.

With **approximately 122 sqm of living space**, the apartment offers five centrally accessible rooms, making it ideal for families, home office use, or a combination of living and working.

The spacious living area with an open kitchen forms the heart of the apartment. Large windows provide plenty of natural light and direct access to the balcony. The **balcony of approx. 19 sqm** offers a peaceful green outlook and is perfect for relaxing.

The kitchen is fully equipped and seamlessly integrated into the living space. A free-standing wood stove adds a warm and inviting atmosphere.

The apartment features two bathrooms, one with a bathtub and one with a shower, as well as two separate toilets.

All rooms are quietly located and offer pleasant views of the surrounding greenery. Electric external blinds are installed for additional comfort.

The location combines absolute tranquility with good public transport connections. Bus and tram lines provide direct access to the city center. The area is characterized by greenery and a high quality of living.

A bicycle storage room and shared garden use are also available.

The monthly rent including operating costs amounts to 3.070 euro. In addition, the following costs will be charged:

Heating: 85 euro

Electricity: 45 euro

Garage: 120 euro

Internet: 45 euro

The total all-in rent therefore amounts to 3.365 euro per month.

I look forward to your enquiry and am 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 <500m

Apotheke <500m

Klinik <750m

Krankenhaus <1.500m

Kinder & Schulen

Schule <750m

Kindergarten <500m

Universität <1.250m

Höhere Schule <1.000m

Nahversorgung

Supermarkt <500m

Bäckerei <500m

Einkaufszentrum <1.750m

Sonstige

Geldautomat <1.250m

Bank <500m

Post <500m

Polizei <1.250m

Verkehr

Bus <250m

U-Bahn <1.750m

Straßenbahn <500m

Bahnhof <1.500m

Autobahnanschluss <1.750m

Angaben Entfernung Luftlinie / Quelle: OpenStreetMap