

**Classic Viennese apartment in the diplomatic district of  
Vienna (4b)**



**Objektnummer: 1990/238**

**Eine Immobilie von Vienna Housing Service**

## Zahlen, Daten, Fakten

Adresse	Reisnerstraße
Art:	Wohnung - Etage
Land:	Österreich
PLZ/Ort:	1030 Wien
Alter:	Altbau
Wohnfläche:	121,00 m <sup>2</sup>
Zimmer:	3
Bäder:	1
WC:	2
Keller:	9,00 m <sup>2</sup>
Heizwärmebedarf:	D 103,29 kWh / m <sup>2</sup> * a
Gesamtenergieeffizienzfaktor:	D 2,03
Gesamtmiete	1.998,22 €
Kaltmiete (netto)	1.452,36 €
Kaltmiete	1.816,56 €
Betriebskosten:	364,20 €
USt.:	181,66 €
Provisionsangabe:	

Gemäß Erstauftraggeberprinzip bezahlt der Abgeber die Provision.

## Ihr Ansprechpartner



**Mag. Marc Slomovits**

Vienna Housing Service  
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1020 Wien

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Gerne stehe ich Ihnen  
Verfügung.



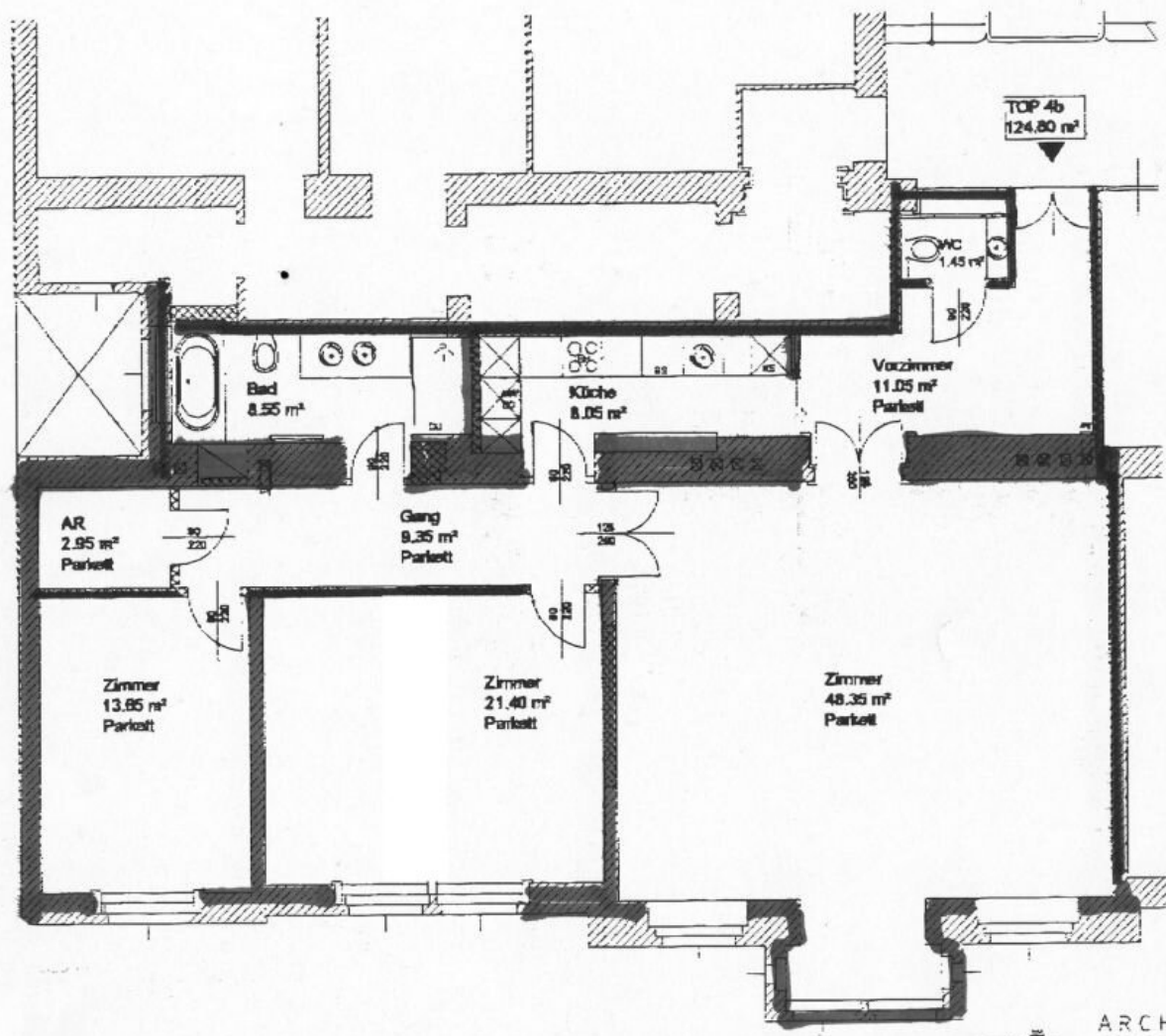
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## Objektbeschreibung

**Classic Viennese period apartment in the embassy district – spacious 3-room apartment in excellent condition**

**Rental start possible from August 1, 2026.**

This beautiful Viennese period apartment is located on the 2nd floor with lift in a representative building in Reisnerstraße in the 3rd district and offers classic features such as high ceilings and parquet flooring.

The apartment has approx. 121 sqm of living space with two bedrooms and a spacious living room of approx. 46 sqm with a bay window. The separate kitchen is fully equipped.

The bathroom includes a bathtub, separate shower and two washbasins. A guest toilet, storage room and a cellar compartment of approx. 9 sqm are also available.

The building is family-owned and was comprehensively refurbished in 2010. The apartment was fully renovated in 2006 and has been well maintained since.

The location in the embassy district offers excellent infrastructure close to Stadtpark. Shops, restaurants and public transport (U3, U4, suburban train, tram lines 71 and O, bus 4A) are within easy reach. The city centre can be reached on foot in about 15 minutes.

Heating and electricity costs are charged separately based on consumption and paid directly to the energy providers.

**The Vienna International Centre can be reached by car in approx. 15 minutes. By public transport, the travel time is approx. 20 minutes.**

The apartment is offered with a fixed-term lease of 5 years.

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 <250m

Apotheke <500m  
Klinik <250m  
Krankenhaus <500m

### **Kinder & Schulen**

Schule <500m  
Kindergarten <250m  
Universität <250m  
Höhere Schule <1.000m

### **Nahversorgung**

Supermarkt <250m  
Bäckerei <250m  
Einkaufszentrum <750m

### **Sonstige**

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

### **Verkehr**

Bus <250m  
U-Bahn <500m  
Straßenbahn <500m  
Bahnhof <500m  
Autobahnanschluss <2.250m

Angaben Entfernung Luftlinie / Quelle: OpenStreetMap