

Prestigious Beletage in Viennese Neo-Renaissance Building



Objektnummer: 1990/262

Eine Immobilie von Vienna Housing Service

Zahlen, Daten, Fakten

Adresse	Reichsratsstraße
Art:	Wohnung - Etage
Land:	Österreich
PLZ/Ort:	1010 Wien, Innere Stadt
Baujahr:	1873
Zustand:	Teil_vollrenoviert
Alter:	Altbau
Wohnfläche:	239,00 m ²
Zimmer:	6
Bäder:	2
WC:	3
Heizwärmebedarf:	E 143,50 kWh / m ² * a
Gesamtenergieeffizienzfaktor:	E 2,84
Gesamtmiete	7.290,00 €
Kaltmiete (netto)	5.996,12 €
Kaltmiete	6.627,27 €
Betriebskosten:	631,15 €
USt.:	662,73 €
Provisionsangabe:	

Gemäß Erstauftraggeberprinzip bezahlt der Abgeber die Provision.

Ihr Ansprechpartner



Mag. Marc Slomovits

Vienna Housing Service

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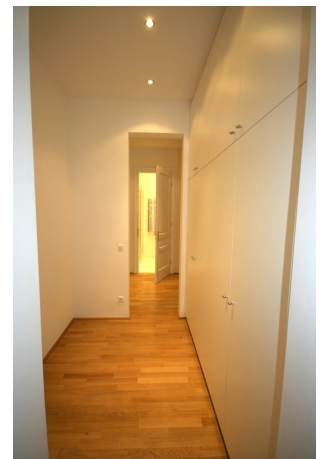
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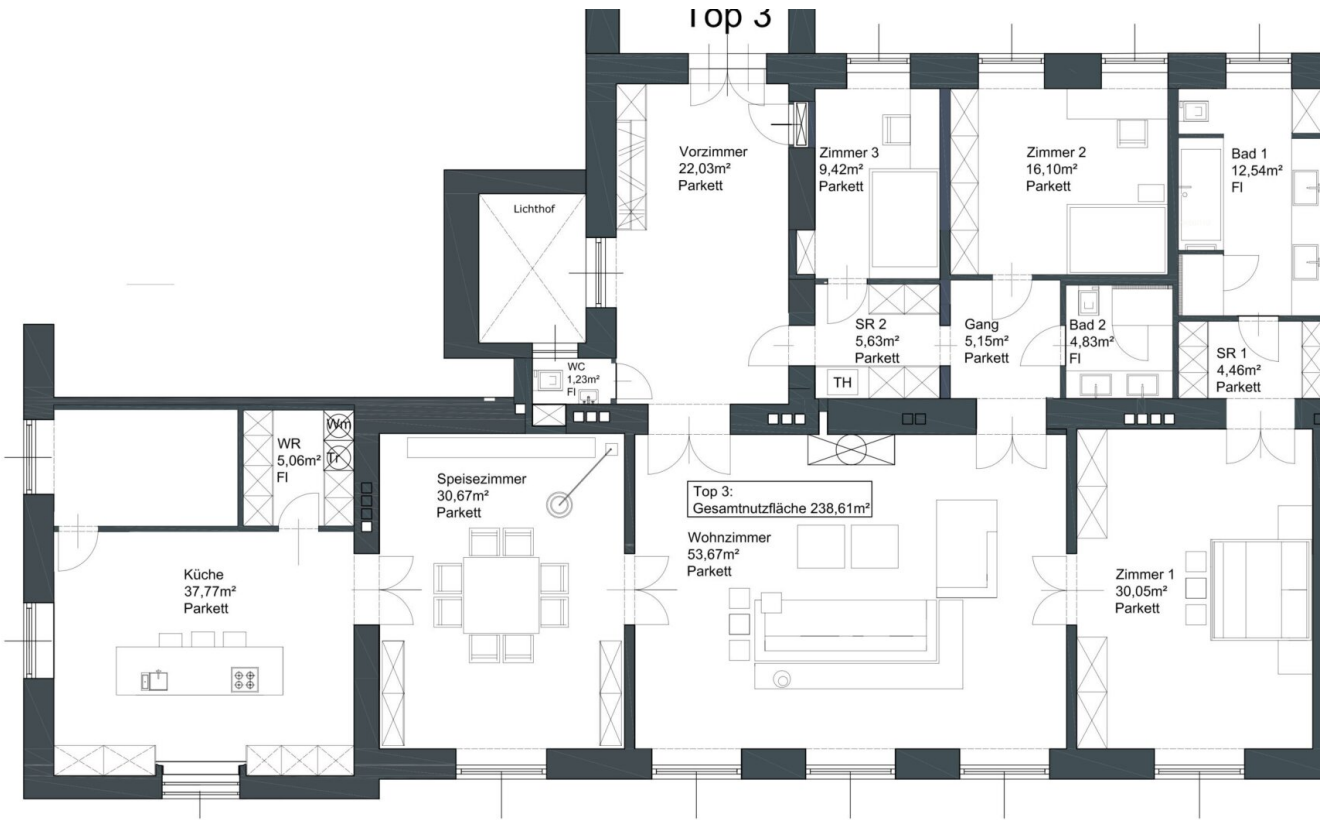








Top 3



Objektbeschreibung

Prestigious 239 m² Beletage in Viennese Neo-Renaissance style opposite Parliament

Located in a prime position in **Vienna's 1st district, at Reichsratsstraße** directly opposite the Parliament, this exceptional beletage apartment is situated in a magnificent building dating back to 1873. The property combines historic Viennese charm with modern comfort and offers an elegant and highly representative living environment.

The apartment offers **approximately 239 m² of living space** and was comprehensively **refurbished a few years ago**. It is presented in excellent condition and features numerous **original period details** such as ornate stucco, coffered ceilings, classic double doors and an open marble fireplace. Large windows provide abundant natural light and enhance the prestigious character of the apartment. A modern lift ensures barrier-free access.

The layout is ideal for sophisticated living, combining generous reception areas with private retreats. From the spacious entrance hall, one enters the impressive living room with open fireplace as well as a separate dining room. The large kitchen is fully fitted and includes an adjoining utility room. The master bedroom features a walk-in wardrobe and an en-suite bathroom with bathtub, shower, double washbasin and WC. Two additional bedrooms are available, along with a further bathroom with shower and WC. The apartment also includes another walk-in wardrobe, an additional room suitable as an office or guest room, and a separate guest WC.

High-quality parquet flooring, air conditioning in the bedrooms, a modern fitted kitchen, washing machine and dryer, a security door and a spacious basement storage room with electricity connection complete the offering.

The location is among Vienna's most prestigious. The **Parliament is directly opposite the building**, and the historic city centre can be reached within minutes. Shops for daily needs are close by, including a supermarket in Stadiongasse as well as a popular weekly market in Lange Gasse.

Public transport connections are excellent, with U2 (Rathaus), U3 (Volkstheater) and tram lines 1, 2, 71 and D all within walking distance.

A garage parking space can be rented directly in the building for 290 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 <250m

Apotheke <250m

Klinik <750m

Krankenhaus <1.500m

Kinder & Schulen

Schule <500m

Kindergarten <750m

Universität <750m

Höhere Schule <750m

Nahversorgung

Supermarkt <250m

Bäckerei <250m

Einkaufszentrum <1.000m

Sonstige

Geldautomat <250m

Bank <250m

Post <250m

Polizei <250m

Verkehr

Bus <250m

U-Bahn <250m

Straßenbahn <250m

Bahnhof <250m

Autobahnanschluss <3.750m

Angaben Entfernung Luftlinie / Quelle: OpenStreetMap