

## **Exclusive apartment with terrace and concierge service**



**Objektnummer: 1990/269**

**Eine Immobilie von Vienna Housing Service**

## Zahlen, Daten, Fakten

Adresse	Franz-Josefs-Kai
Art:	Wohnung - Etage
Land:	Österreich
PLZ/Ort:	1010 Wien
Baujahr:	2022
Möbliert:	Voll
Alter:	Neubau
Wohnfläche:	72,00 m <sup>2</sup>
Zimmer:	3
Bäder:	2
WC:	1
Terrassen:	1
Heizwärmebedarf:	B 25,16 kWh / m <sup>2</sup> * a
Gesamtenergieeffizienzfaktor:	A 0,72
Gesamtmiete	3.445,00 €
Kaltmiete (netto)	2.995,00 €
Kaltmiete	3.445,00 €
Betriebskosten:	450,00 €
Provisionsangabe:	

Gemäß Erstauftraggeberprinzip bezahlt der Abgeber die Provision.

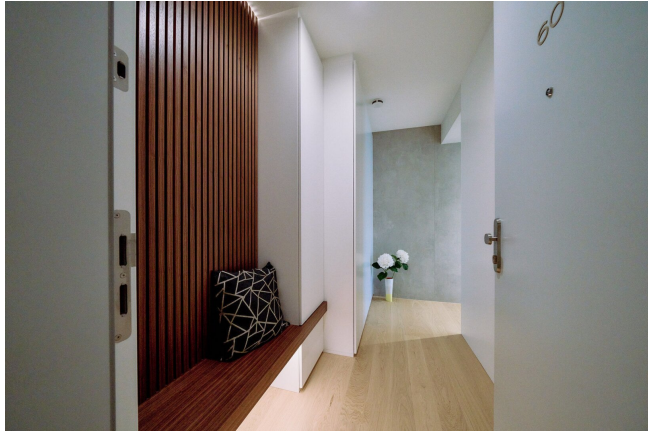
## Ihr Ansprechpartner



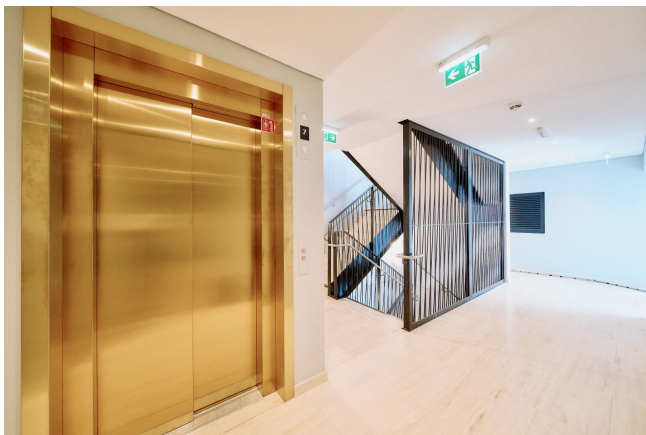
**Mag. Marc Slomovits**

Vienna Housing Service











## Objektbeschreibung

**Exclusive designer apartment with terrace and concierge service in the 1st district**

**Available from August 1, 2026**

**The apartment is located approximately 15 minutes from the Vienna International Centre by public transport.**

This high quality fully furnished designer apartment is located directly at Franz Josefs Kai corner Werdertorgasse in the heart of the 1st district. Situated on the 7th floor of a modern building with elevator, the apartment offers stunning open views over the Danube Canal and the Vienna skyline.

Stephansplatz, Kärntner Straße, restaurants, bars, cinemas and shopping facilities are all within walking distance. The U2 and U4 subway station Schottenring is located directly in front of the building.

The apartment **offers approximately 72 m<sup>2</sup> of living space** and consists of a spacious living and dining area with open plan designer kitchen, one bedroom, a separate office or guest room, two bathrooms, separate toilet and a spacious terrace with sunshades.

The **apartment was newly built and furnished in 2022** to a very high standard with oak parquet flooring, stoneware surfaces and custom made carpenter furniture. The exclusive Valcucine kitchen is fully equipped with premium Miele appliances.

Additional features include **concierge service, floor heating, ceiling cooling system, Smart TVs, private storage compartment, bicycle storage room and a separate meeting room** which can be booked through the concierge.

**Parking with e-charger** is available in the building at additional rent.

**Electricity, heating and internet are not included in the rent and depend on individual consumption.**

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 <500m  
Krankenhaus <750m

### **Kinder & Schulen**

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

### **Nahversorgung**

Supermarkt <250m  
Bäckerei <250m  
Einkaufszentrum <1.500m

### **Sonstige**

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

### **Verkehr**

Bus <250m  
U-Bahn <250m  
Straßenbahn <250m  
Bahnhof <250m  
Autobahnanschluss <2.750m

Angaben Entfernung Luftlinie / Quelle: OpenStreetMap