

Elegant 4-room apartment located in the embassy quarter!



Photo_001

Objektnummer: 3814/572

**Eine Immobilie von Immobilien Corner GmbH & Co KG REMAX
GOLD**

Zahlen, Daten, Fakten

Art:	Wohnung
Land:	Österreich
PLZ/Ort:	1030 Wien
Baujahr:	1890
Zustand:	Neuwertig
Wohnfläche:	134,00 m ²
Zimmer:	4,50
Bäder:	1
WC:	1
Gesamtmiete	2.698,00 €
Kaltmiete (netto)	2.452,73 €
Kaltmiete	2.452,73 €
USt.:	245,27 €
Provisionsangabe:	

Provision bezahlt der Abgeber.

Ihr Ansprechpartner

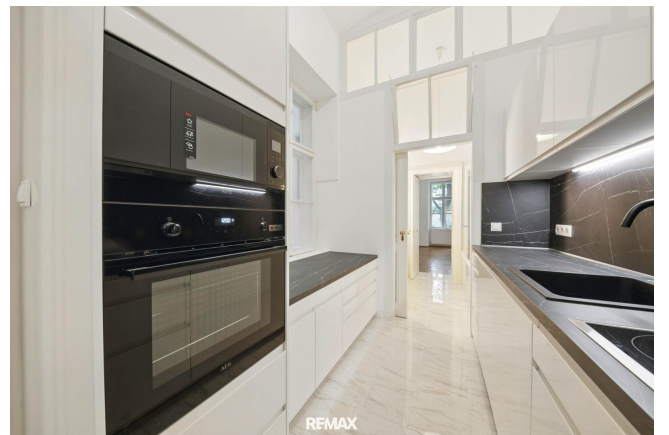
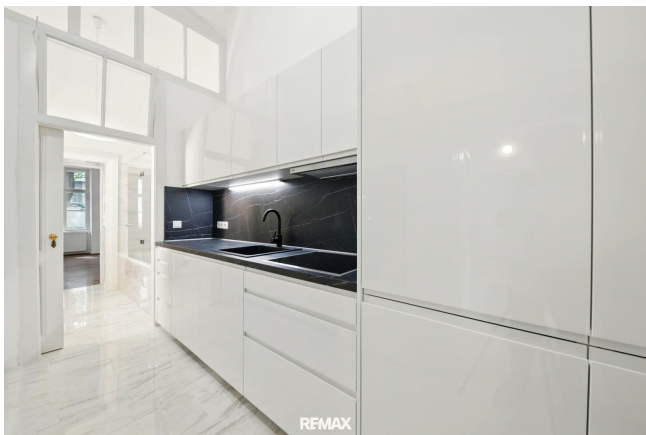


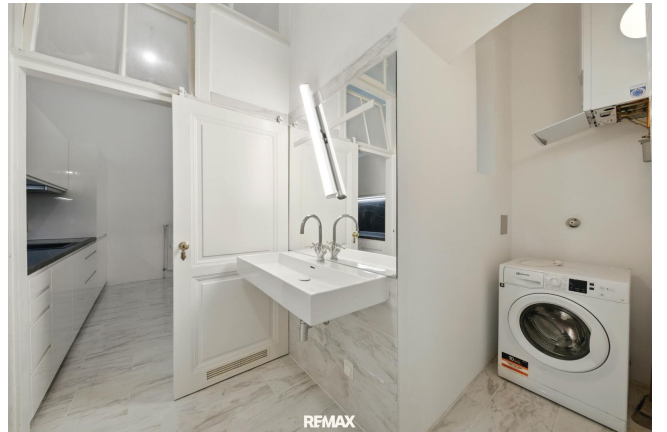
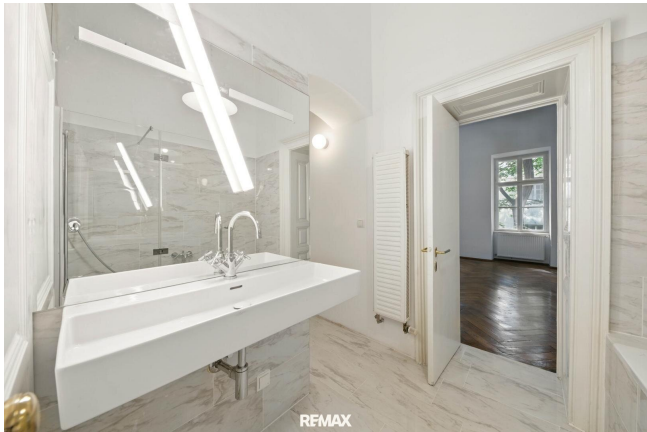
MBA Jasmina Ibrahimbegovic

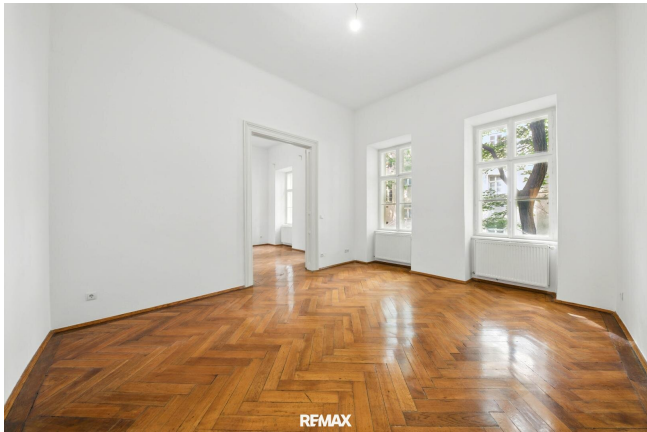
Immobilien Corner GmbH & Co KG REMAX GOLD
Anton Ehrenfried Straße 7a
2020 Hollabrunn

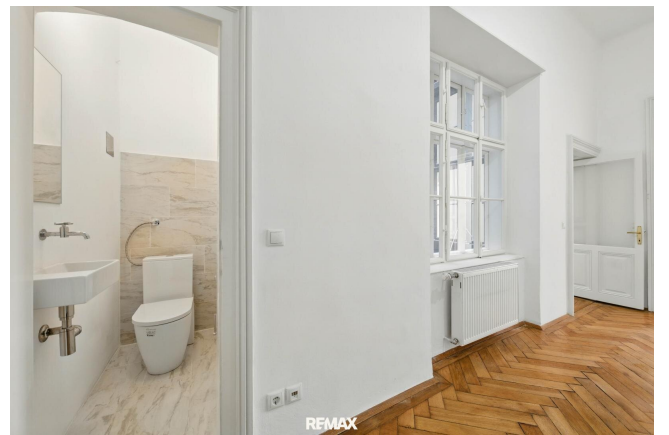
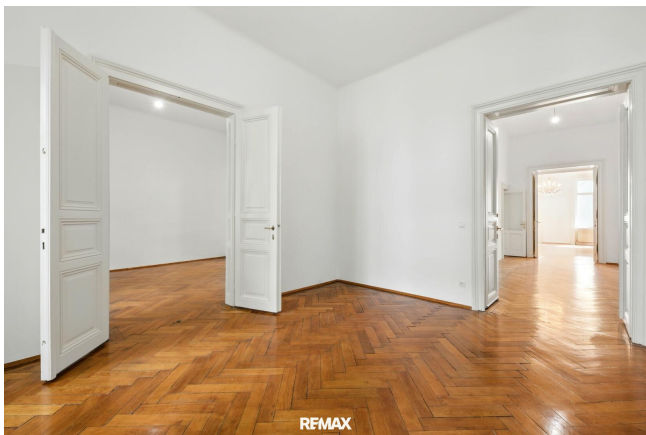
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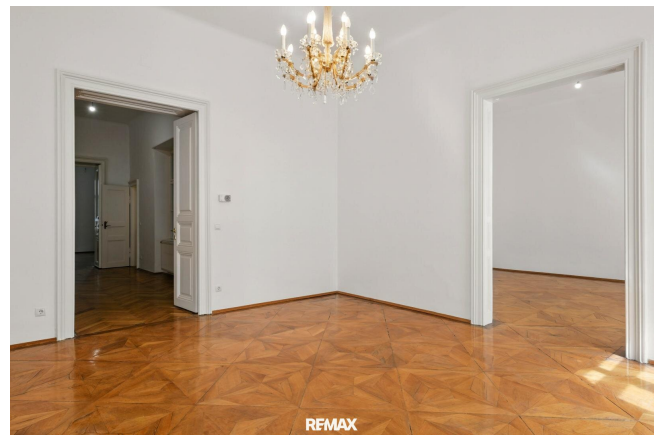
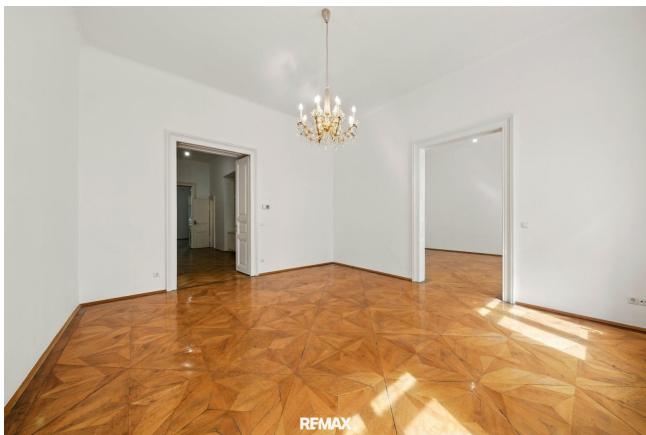
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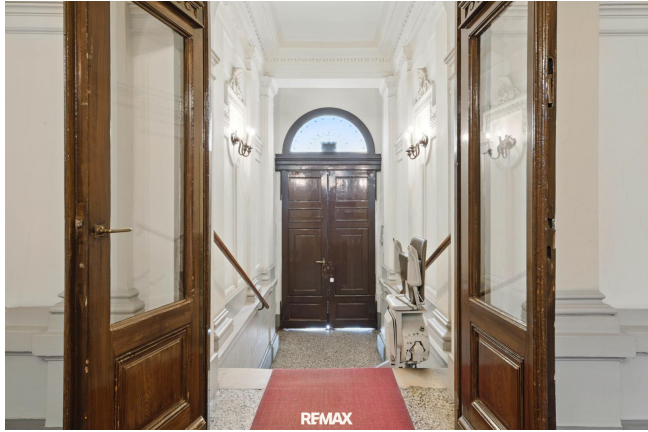














Objektbeschreibung

In a prime location in the 3rd district, on the quiet Reisnerstraße in the elegant embassy district, this stylish 4-room apartment with approx. 134 m² of living space is available for rent on the mezzanine floor of a prestigious turn-of-the-century building. The apartment has been renovated and offers a unique combination of classic elegance and modern living comfort – perfect for those who appreciate spacious living with historical flair.

The floor plan is spacious and well thought out: a large, inviting entrance hall forms the center of the apartment and leads to the living room and the adjoining dining room – two stylish rooms with generous double doors, ideal for entertaining or family gatherings. Two quiet rooms facing the courtyard offer a place of retreat with a view of the greenery. A connecting corridor with an atrium leads to the modern, fully equipped kitchen. The bathroom is equipped with a bathtub, washbasin, and washing machine, and the toilet is separate. A basement storage room is also available.

The furnishings combine classic old building elements with high-quality renovations: star parquet floors, elegant double doors, and marble floors in the entrance area give the apartment its historic character. The kitchen, bathroom, and toilet have been completely renovated and brought up to modern living standards.

The approximately 134 m² apartment in a pleasant, quiet location has the following room layout:

- Large entrance hall
- Living room
- Dining room
- 2 large rooms facing the courtyard
- Connecting corridor to the kitchen with atrium
- Bathroom with bathtub, washbasin, and washing machine
- Separate toilet
- Cellar compartment

Rent minus fixed-term discount (excluding VAT and operating costs) €2,311.50

Operating costs (excluding VAT) €275.74

Value added tax €258.70

Total rent €2,845.96

The location in the heart of the 3rd district speaks for itself: Reisnerstraße is quiet yet central, just a few minutes' walk from the city park, Belvedere Palace, and the Botanical Garden. The surrounding area offers excellent infrastructure—from local amenities and educational institutions to restaurants and cultural attractions. It also has excellent public transport connections (U3, U4, tram lines 1, 71).

The apartment is being rented for a limited period of 5 years with an option to extend and is ideal for discerning tenants who value space, style, and a quiet city center location.

The client has been informed of the obligation to provide information in accordance with the Energy Performance Certificate Presentation Act 2012 and will provide an energy performance certificate.

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[Suchagent anlegen](https://remax-gold-1.service.immo/registrieren/de) - <https://remax-gold-1.service.immo/registrieren/de>

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 <500m
Krankenhaus <1.000m

Kinder & Schulen

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

Nahversorgung

Supermarkt <500m
Bäckerei <500m
Einkaufszentrum <1.000m

Sonstige

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

Verkehr

Bus <500m

U-Bahn <1.000m

Straßenbahn <500m

Bahnhof <500m

Autobahnanschluss <2.500m

Angaben Entfernung Luftlinie / Quelle: OpenStreetMap