

## **Direct Water Access Next to Vienna International Centre**



**Objektnummer: 1990/287**

**Eine Immobilie von Vienna Housing Service**

## Zahlen, Daten, Fakten

Adresse	Leonard-Bernstein-Straße
Art:	Wohnung - Etage
Land:	Österreich
PLZ/Ort:	1220 Wien
Baujahr:	1998
Alter:	Neubau
Wohnfläche:	89,00 m <sup>2</sup>
Zimmer:	3
Bäder:	1
WC:	2
Balkone:	1
Gesamtmiete	1.870,00 €
Kaltmiete (netto)	1.870,00 €
Kaltmiete	1.870,00 €
Provisionsangabe:	

Gemäß Erstauftraggeberprinzip bezahlt der Abgeber die Provision.

## Ihr Ansprechpartner



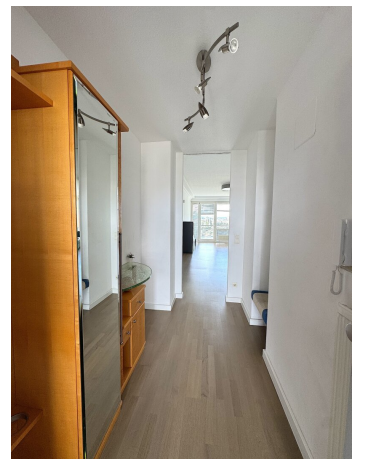
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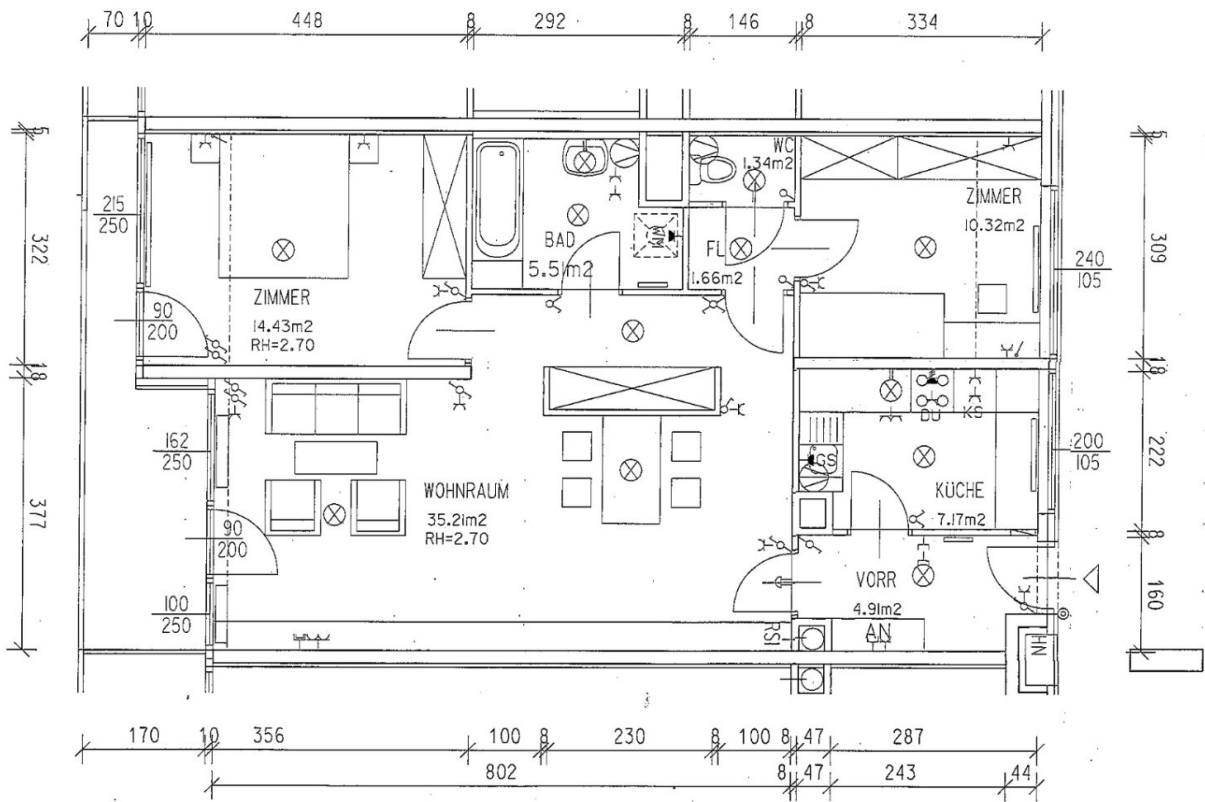












## Objektbeschreibung

### **Partially Furnished Apartment with Danube Views and Direct Access to the Old Danube**

**The Vienna International Centre is within easy walking distance.**

This high quality **partially furnished 3 room apartment** is available for rent in an attractive location close to the **Vienna International Centre**. The apartment offers spectacular views across the Danube and the Vienna skyline. A particular highlight is the **direct access to the Old Danube**. The waterfront can be reached within approximately two minutes on foot, offering one of Vienna's most attractive recreational areas right on your doorstep.

**Located on the 7th floor with lift access** in a well maintained building **constructed in 1998**, the apartment offers **approximately 89 m<sup>2</sup> of space**. The **spacious living room** forms the heart of the apartment and provides direct access to the **balcony**. Large windows flood the apartment with natural light and create a bright and welcoming atmosphere throughout the day. From most parts of the apartment you can enjoy exceptional views of the Danube and the surrounding green areas.

**Two separate bedrooms** provide flexible accommodation for families, couples or professionals requiring a home office. **One bathroom** with shower is available.

In addition, the apartment offers **two toilets**. A **washing machine** is also provided. The **modern separate kitchen is fully equipped** and offers generous storage space.

A **particular highlight is the spacious balcony** with outstanding **views of the Danube**, the Vienna International Centre and the Vienna skyline. The **southwest facing** orientation ensures excellent natural light throughout the day and into the evening. Interior blinds are already installed.

A private cellar compartment is included. Residents also benefit from a bicycle storage room and a fitness room.

A **garage parking space** can be rented separately for 95 euro per month.

The apartment is heated by district heating. Heating costs are already included in the rent. Electricity is charged separately according to consumption.

The location is especially popular among international professionals. The **Vienna International Centre**, the Old Danube, numerous leisure facilities and public transport connections are all within easy reach.

The tenancy agreement is offered with a fixed term of five years. The security deposit amounts

to three months' rent.

I look forward to your enquiry and am happy to arrange a viewing at any time.

Hinweis gemäß Energieausweisvorlagegesetz: Ein Energieausweis wurde vom Eigentümer bzw. Verkäufer, nach unserer Aufklärung über die generell geltende Vorlagepflicht, sowie Aufforderung zu seiner Erstellung noch nicht vorgelegt. Daher gilt zumindest eine dem Alter und der Art des Gebäudes entsprechende Gesamtenergieeffizienz als vereinbart. Wir übernehmen keinerlei Gewähr oder Haftung für die tatsächliche Energieeffizienz der angebotenen Immobilie.

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 <750m

Apotheke <500m

Klinik <1.500m

Krankenhaus <2.250m

### **Kinder & Schulen**

Schule <250m

Kindergarten <500m

Universität <2.000m

Höhere Schule <2.750m

### **Nahversorgung**

Supermarkt <250m

Bäckerei <500m

Einkaufszentrum <2.000m

### **Sonstige**

Geldautomat <500m

Bank <500m

Post <250m

Polizei <750m

### **Verkehr**

Bus <250m

U-Bahn <500m

Straßenbahn <1.500m

Bahnhof <500m

Autobahnanschluss <250m

Angaben Entfernung Luftlinie / Quelle: OpenStreetMap