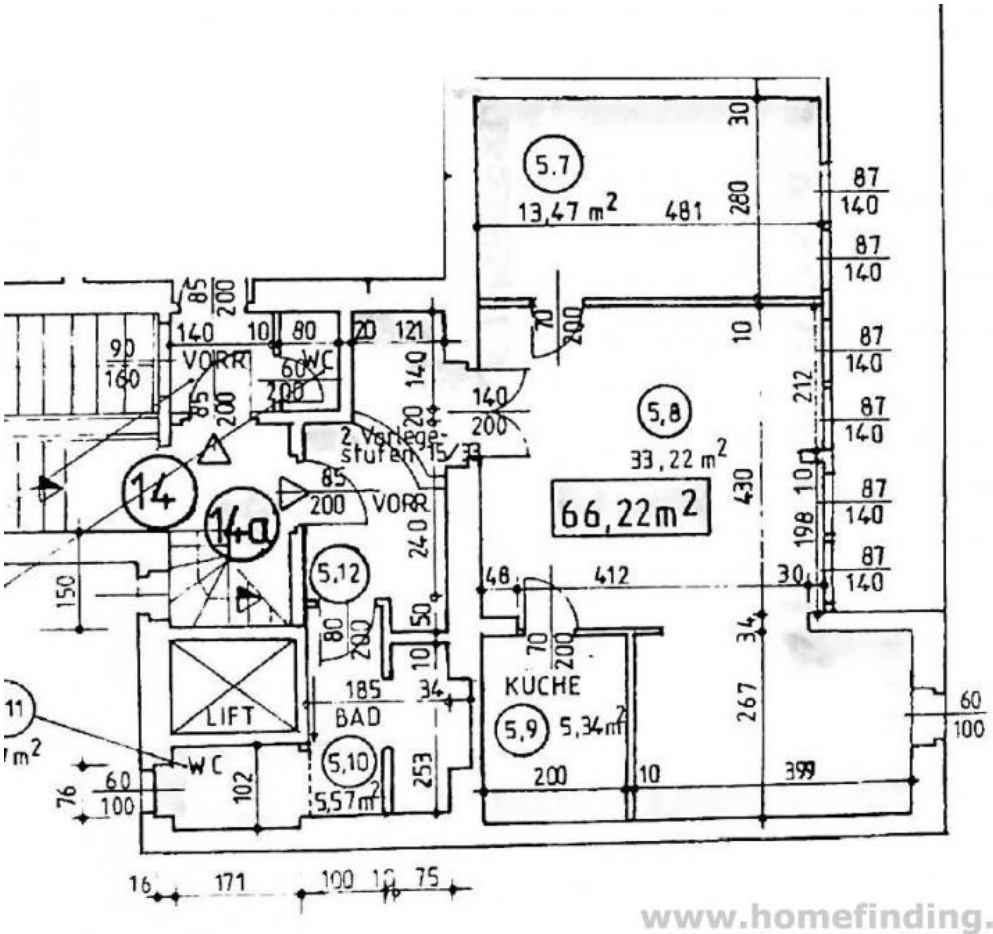
Fully Furnished Expat Flat Vienna – Premium 2-Room Apartment 1060 Mariahilf

1060 Wien, Proximity: Museumsquartier

€ 1.900,- /month

Plans



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About Property

This light-flooded, approx. 66.22 m² designer apartment is located on the top floor (with elevator) of an elegant Art Nouveau (Jugendstil) building dating back to 1899. Situated in a very quiet one-way street in the vibrant 6th district (Mariahilf), this property perfectly combines historic Viennese charm with state-of-the-art living comfort.

The apartment is fully furnished and move-in ready ("löffelfertig"). It is ideal as a premium expat flat for international professionals, diplomats, academic staff, or for temporary business stays in the heart of Vienna.

LAYOUT
The well-thought-out floor plan optimizes every square meter and offers you the highest level of comfort:
• Spacious Living & Dining Area: The bright centerpiece of the apartment – perfect for relaxing and entertaining guests.
• Quiet Bedroom: Situated in an absolutely peaceful position to ensure a restful night's sleep.
• Fully Equipped Kitchen: Comes complete with all modern appliances, dishes, and cooking utensils.
• Daylight Bathroom: A wellness oasis featuring a full-size bathtub and integrated toilet.
• AC & Comfort: A modern air conditioning system ensures perfect temperatures during the summer; premium parquet flooring underlines the classic "Altbau" ambience.
• Outdoor Bonus: Access to a beautiful communal terrace with scenic views over the rooftops of Vienna.

• entrance hall
• living room
• dining area
• separate kitchen
• bedroom
• bathroom (tub, toilet)
->VIDEO-Tour: https://youtu.be/UvW1FPqZLNM

PRIME LOCATION in the 6th District
Perfect infrastructure meets Viennese quality of life. The famous shopping street Mariahilfer Straße, with its countless shops, cafés, and restaurants, is right at your doorstep. The Museumsquartier, the Kunsthistorisches Museum, and the Burggarten park are all within a few minutes' walking distance.

• Public Transport: The U2 subway station (Museumsquartier) is just a short walk away – providing a direct connection to the University of Vienna, the city center, and Praterstern.
• Bus: The 57A bus line is also within immediate walking distance.
• Local Amenities: Supermarkets, drugstores, bakeries, pharmacies, and doctors are all nearby.

Terms & Requirements
• Total Monthly Rent: € 1,900.00 (includes operating costs/BK, VAT, and furnishing)
• Deposit: 3 gross monthly rents (BMM)
• Lease Term: 5 years (befristet)
• Availability: Ready to move in immediately

General

Propertynumber	11294
Property type	Wohnung

Costs

total rent	€ 1.900,-

Keyfacts

living area	66.22m^2
rooms	2
bedroom	1
bath	1
WC	1
Property age	Altbau
condition	sehr gut
Available from	sofort
Contract type	befristet

Furnishing

type of heating	Etagenheizung
furnished	ja
Flooring	Parkettboden
parking	--
kitchen	ja
Klimaanlage	ja
Terrasse	1
elevator	ja

Energy Performance Certificate

HWB Energieklasse	D
f_{GEE} Energieklasse	E

Lage

Verkehrsanbindung	U2, U3, U4, Bus, Straßenbahn
Nähe	Museumsquartier