Luxury First-Time Occupancy for Families or Expats – Near Argentinierstrasse / Karlsplatz | 214 m² | 6–7 Rooms & 3 Bathrooms

📍 1040 Wien, Proximity: Favoritenstraße, Argentinierstraße, Theresianum

€ 4.995,20 /month







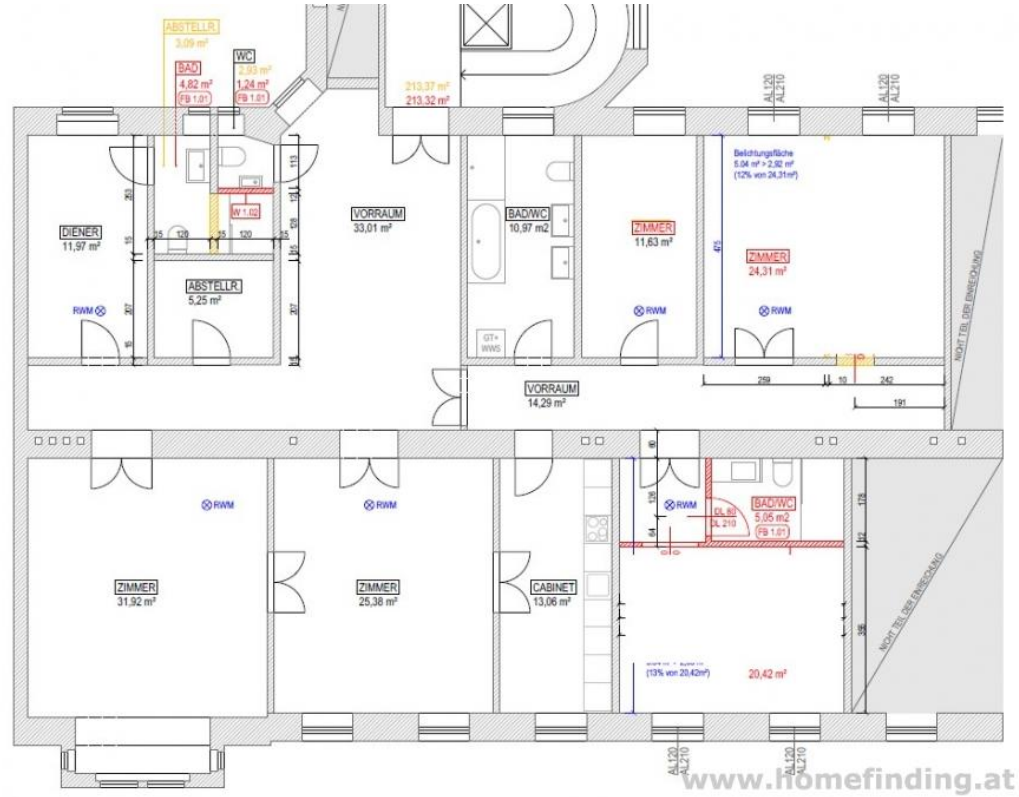








Plans


ABSTELLR.
3,09 m²
WC
2,83 m²
BAD
4,82 m²
FB 1.01
1,24 m²
FB 1.01
213,37 m²
213,32 m²
DIENER
11,97 m²
ABSTELLR.
5,25 m²
VORRAUM
33,01 m²
BAD/WC
10,97 m2
ZIMMER
11,63 m²
ZIMMER
24,31 m²
VORRAUM
14,29 m²
ZIMMER
31,92 m²
ZIMMER
25,38 m²
CABINET
13,06 m²
BAD/WC
5,05 m2
FB 1.01
20,42 m²
www.homefinding.at

About Property

This spacious period apartment (Altbauwohnung) in a central location of the 4th district, near the Theresianum, has been completely renovated and is being rented out for the first time after refurbishment (Erstbezug).

PROPERTY + LAYOUT
The classic Viennese charm has been preserved with high ceilings, herringbone parquet flooring, and double doors (Flügeltüren). With approximately 214 m² of living space, the property is ideally suited as a prestigious family residence or for sophisticated couples looking to combine living and working spaces. The well-thought-out layout offers maximum flexibility, with the large dining room and living room forming the heart of the apartment.

•Entrance hall (Entree)
•Spacious living room
•Bright, generous dining room
•Separate kitchen with natural daylight
•Master bedroom with en-suite bathroom (shower, toilet)
•Second XXL bedroom, which can be flexibly divided into two separate rooms if required
•Cozy, smaller bedroom (office / children's room)
•Second bathroom with natural daylight (bathtub, shower, toilet)
•Fourth bedroom with en-suite bathroom (shower, toilet)
•Separate guest toilet
•Practical storage room

AMENITIES + HIGHLIGHTS
•First occupancy after total renovation
•High-quality parquet and tiled floors
•Classic double doors (Flügeltüren)
•High, bright rooms
•Elevator (Lift)
•All rooms are centrally accessible (no walk-through rooms)
•A garage parking space can be rented separately

VIDEO TOUR: https://youtu.be/iQeAhbAf848

LOCATION + INFRASTRUCTUR + PUBLIC TRANSPORT
The apartment boasts a central yet quiet prime location (one-way street) within walking distance of Karlsplatz and the Vienna State Opera. Restaurants, daily amenities, and the Vienna Naschmarkt are just a few steps away. Thanks to the immediate proximity to major subway hubs, you will enjoy a perfect infrastructure.

• Subway: U1, U2, and U4
• Tram: D

REQUIREMENTS
•Monthly net household income > 3 times the rent
•3 recent payslips / employment contract / income tax assessment (ESt-Bescheid)

TERMS + LEGALITIES
rent: incl. operating costs (BK), incl. VAT (MwSt)
Deposit: € 15,000.00
Lease term: 5 years (limited/fixed-term)
Available: immediately

General

Propertynumber	11755
Property type	Wohnung

Costs

net rent	€ 3.990,-
gross rent	€ 4389
operating cost	€ 606.2
total rent	€ 4.995,20
Kaution	€ 15000

Keyfacts

living area	214.55m^2
rooms	7
bedroom	5
bath	3
WC	4
Property age	Altbau
condition	sehr gut
Available from	sofort
Contract type	befristet

Furnishing

type of heating	Etagenheizung
Flooring	Parkettboden
parking	--
kitchen	ja
elevator	ja

Energy Performance Certificate

HWB (kwh/m^2/Jahr)	116.5
HWB Energieklasse	D
f_{GEE}	2.10
f_{GEE} Energieklasse	D

Lage

Verkehrsanbindung	U1, U2, U4, D

Nähe	Favoritenstraße, Argentinierstraße, Theresianum