

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

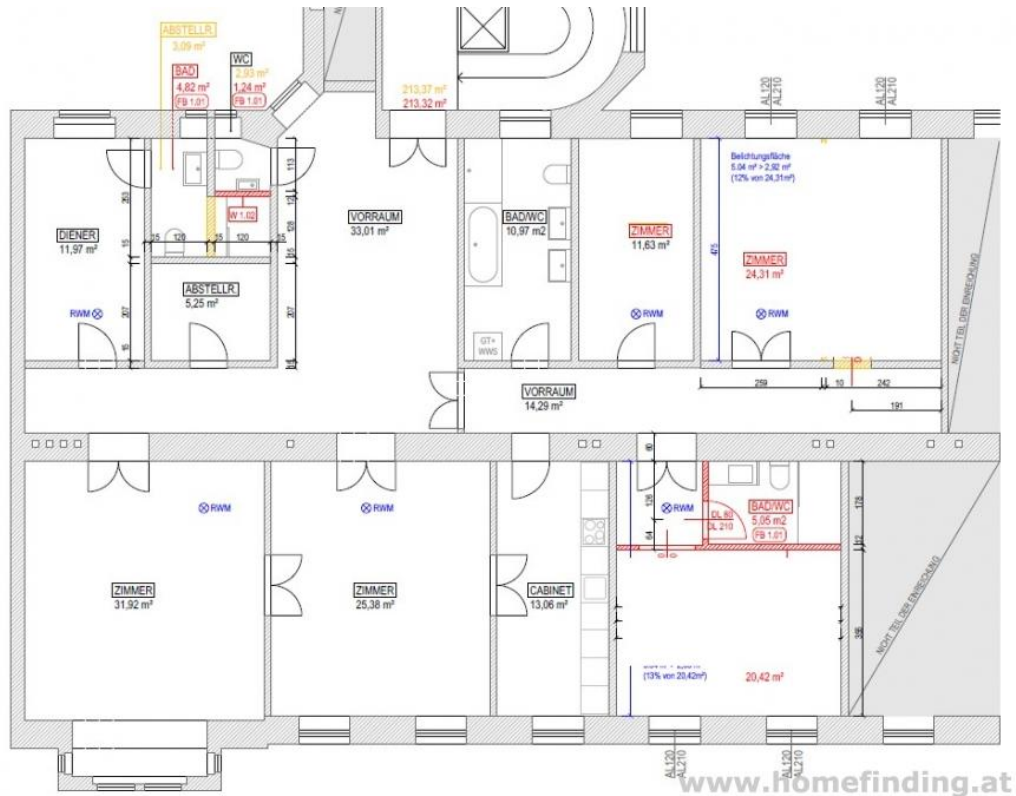


📍 1040 Wien, Proximity: Favoritenstraße, Argentinierstraße, Theresianum

€ 4.995,20 /month

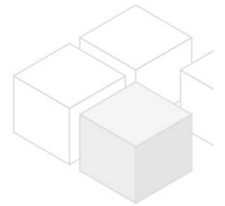
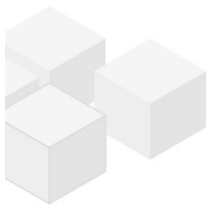


Plans



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).

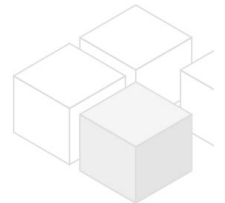
PROPERTY + LAYOUT

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 + INFRASTRUCTURE + 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

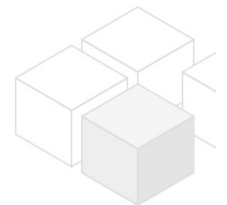
Property number	11755
Property type	Wohnung

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
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Nähe

Favoritenstraße, Argentinierstraße, Theresianum

