Fully Furnished 2-Room Expat Flat Close to Praterstern & UNO-City | 1020 Vienna

1020 Wien, Proximity: Praterstern

€ 1.598,- /month

About Property

*** IMPORTANT NOTE: This offer is tailored specifically for expats, diplomats, and international business professionals. The apartment is rented exclusively fully furnished. No compensation payment (Ablöse) is required; all furniture remains in the flat. ***

Are you looking for a move-in ready business apartment in a prime Vienna location? This spacious, beautifully furnished city apartment on the 8th floor (with elevator) offers a stunning green view towards the Prater and state-of-the-art living comfort. The building has been fully refurbished and thermally insulated.

APARTMENT + LAYOUT
The well-thought-out floor plan offers a generous living and dining area, a large bedroom, and a fully equipped kitchen with all modern appliances.

• Entrance hall / Foyer
• Spacious living & dining room with a beautiful panoramic view
• Separate kitchen with natural daylight / window
• Large, quiet bedroom
• Practical walk-in closet / wardrobe room
• Bathroom with bathtub
• Separate toilet
• Small storage room (Abstellraum)

->VIDEO TOUR: https://youtu.be/761ItKC-U68

AMENITIES + HIGHLIGHTS
• Air conditioning (AC) – perfect for hot summer days
• High-quality parquet and tiled flooring
• Building elevator / lift
• Fully furnished and ready for immediate move-in
• Stunning panoramic views
• Excellent proximity to parks (Wiener Prater) and quick access to the Alte Donau recreation area
• Please note: No cellar/basement storage unit available!

LOCATION + INFRASTRUCTURE + PUBLIC TRANSPORT
The property is situated in an excellent and highly sought-after location in Vienna's 2nd district (Leopoldstadt). The famous Prater Hauptallee is just a short walk away, perfect for relaxing or jogging. The nearby Praterstraße offers comprehensive local amenities: numerous supermarkets, drugstores, trendy cafés, restaurants, bakeries, pharmacies, and doctors are all within short walking distance.

• Tram lines: 5, O
• Subway & Train: Perfect connectivity via the Praterstern transport hub (U1 and U2). Reach Vienna's historic city center (Stephansplatz) or the UNO-City / Vienna International Centre (VIC) directly in just about 5 minutes.

TERMS + LEGAL INFORMATION
• Total Monthly Rent: € 1,598.00 (includes operating costs/BK, furniture rental, and VAT)
• Security Deposit (Kaution): € 6,400.00
• Lease Term: 5 years (fixed-term)
• Availability: Ready for immediate move-in
• The broker exclusively represents the landlord (Bestellerprinzip / Landlord-pays-commission principle). A close economic relationship exists with the property owner

General

Propertynumber	243
Property type	Wohnung

Costs

net rent	€ 1.360,-
gross rent	€ 1496
outher operating costs	€ 102
total rent	€ 1.598,-
Kaution	€ 6400

Keyfacts

living area	77m^2
rooms	2
bedroom	1
bath	1
WC	1
Property age	Neubau
condition	sehr gut
Available from	sofort
Contract type	befristet

Furnishing

type of heating	Ofen
furnished	ja
Flooring	Parkettboden
parking	--
kitchen	ja
Washing machine	ja
Klimaanlage	ja
elevator	ja
Kabelfernsehen	ja

Energy Performance Certificate

HWB (kwh/m^2/Jahr)	37.8
HWB Energieklasse	B
f_{GEE}	1.43
f_{GEE} Energieklasse	C

Lage

Verkehrsanbindung	U1, U2, 5, O, 80A, S1, S2
Nähe	Praterstern