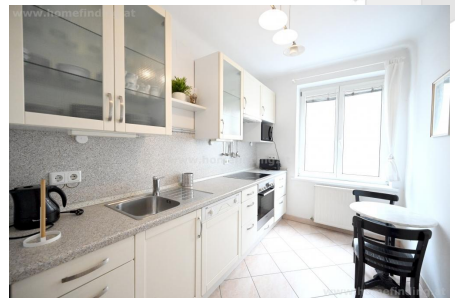
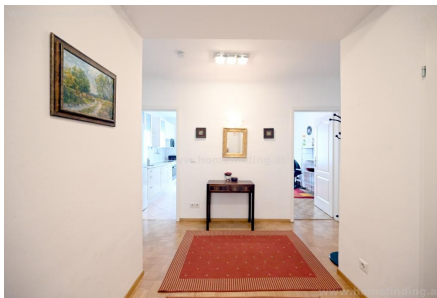


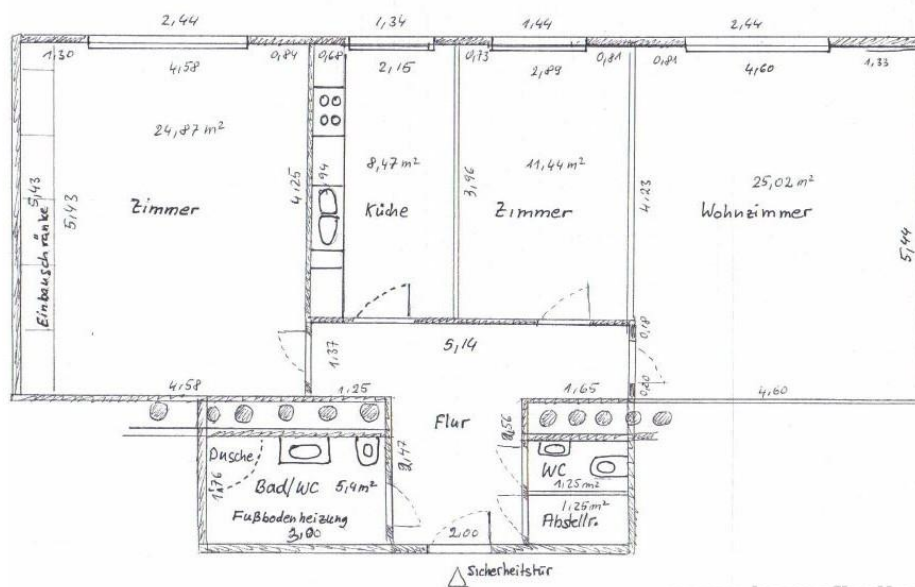
Fully Furnished 3-Room Expat Flat near Vienna State Opera | 1010 Vienna | 93m² | 3rd Floor with Elevator

📍 1010 Wien, Proximity: Kärtner Straße, Oper

€ 1.850,- /month



Plans



www.homefinding.at

About Property

This representative, ready to move-in rental apartment spans 93 m² and is located on the 3rd floor (with elevator access) of a well-maintained building. Situated in the absolute prime location of the 1st district, it is just steps away from Kärntner Straße/ opera house and Karlsplatz.

This property is ideal for expats, diplomats, or business professionals seeking a turnkey, central home in the heart of Vienna.

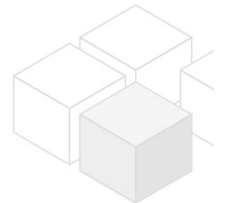
PROPERTY + LAYOUT

The well-thought-out floor plan features a spacious living and dining area, a quiet bedroom, a guest or office room and a fully equipped kitchen with all necessary appliances.

- Entrance Hall
- nice Living and Dining Room
- separate kitchen with window
- big master bedroom
- guest room/office
- Bathroom (with shower, toilet)
- Separate Toilet
- storage room

AMENITIES + HIGHLIGHTS

- wooden and tiled floors
- elevator
- Fully furnished
- individual gas heating
- Please note: No pets allowed



LOCATION + INFRASTRUCTURE + PUBLIC TRANSPORT

The property is situated in a highly desirable location in 1010 Vienna (Innere Stadt). Burggarten is close by, and Kärntner Straße is just a few minutes' walk away, offering excellent local amenities: numerous supermarkets, drugstores, cafés, restaurants, bakeries, pharmacies, and doctors are all within easy walking distance.

- Public Transport: The major transit hub Karlsplatz (Subway lines U1, U4) as well as tram lines (1, 2, D, 71) and several bus lines are reachable within a few minutes' walk. Fast and direct connection to Vienna Central Station (Hauptbahnhof).
- Amenities: First-class restaurants, traditional Viennese cafés, supermarkets, pharmacies, and world-renowned cultural institutions are located right in the immediate neighborhood.

REQUIREMENTS

- Monthly net household income must be at least approx. 3x the monthly rent.
- Proof of income required (3 recent payslips / employment contract / tax assessment).

RENTAL TERMS + LEGAL INFORMATION

- Total Rent: € 1.850,00 (Includes operating costs (BK), VAT, and furnishing)
- Deposit (Kaution): 3 months' gross rent (BMM).
- Lease Term: Limited to 5 years (Befristung).
- Availability: immediately.

General

Property number	733
Property type	Wohnung

Costs

total rent	€ 1.850,-
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Keyfacts

living area	93m ²
rooms	3
bedroom	2
bath	1
WC	2
Property age	Neubau
condition	sehr gut
Available from	sofort
Contract type	befristet

Furnishing

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

Energy Performance Certificate

HWB (kwh/m ² /Jahr)	83.3
HWB Energieklasse	C
f _{GEE}	1.72
f _{GEE} Energieklasse	C

Lage

Verkehrsanbindung	U1, U4, Straßenbahnen
Nähe	Kärtner Straße, Oper