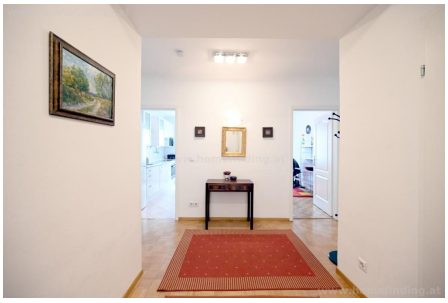
Fully Furnished 3-Room Expat Flat near Vienna State Opera | 1010 Vienna | 93m² | 3rd Floor with Elevator

📍 1010 Wien, Proximity: Kärntner Straße, Oper

€ 1.850,- /month







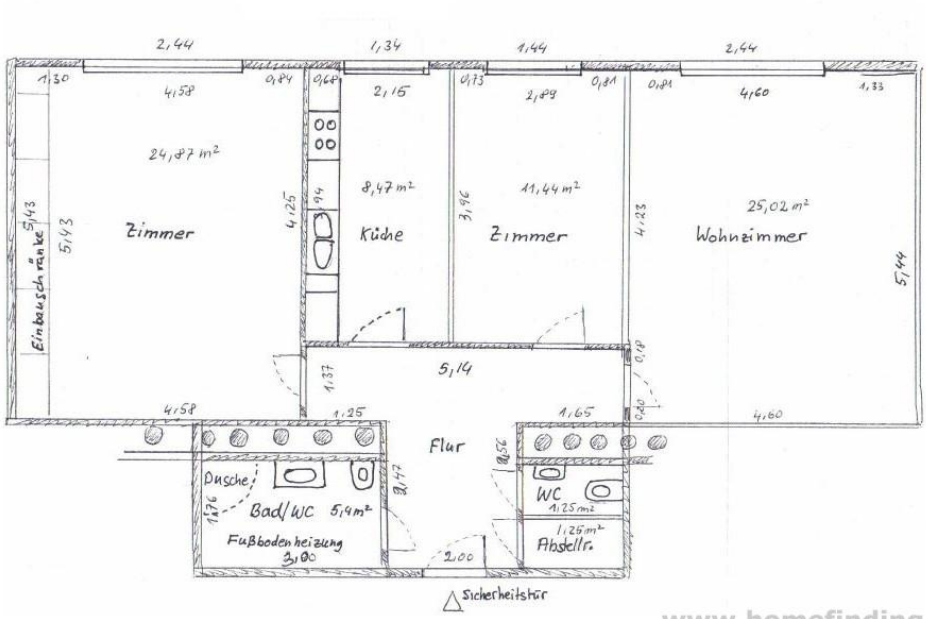








Plans


2,44
1,34
1,44
2,44
1,30
4,58
0,84
0,67
2,15
0,73
2,09
0,81
0,81
4,60
1,33
24,87 m²
Zimmer
8,47 m²
Küche
11,44 m²
Zimmer
25,02 m²
Wohnzimmer
Einbauschränke
5,43
5,43
4,25
1,94
3,96
4,23
5,44
5,14
1,37
0,49
0,40
4,58
1,25
1,65
4,60
Flur
0,56
Dusche
1,76
Bad/WC 5,4m²
Fußbodenheizung
3,90
3,47
WC
1,25m²
1,25m²
Abstellr.
2,00
Sicherheitstür
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
• seperate kichten 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.

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

Propertynumber	733
Property type	Wohnung

Costs

total rent	€ 1.850,-

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	Kärntner Straße, Oper