nice furnished 3 rooms close to Mariahilfer Straße

1060 Wien, Proximity: Mariahilfer Straße

€ 2.300,- /month



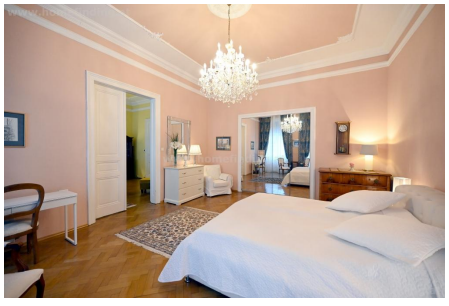




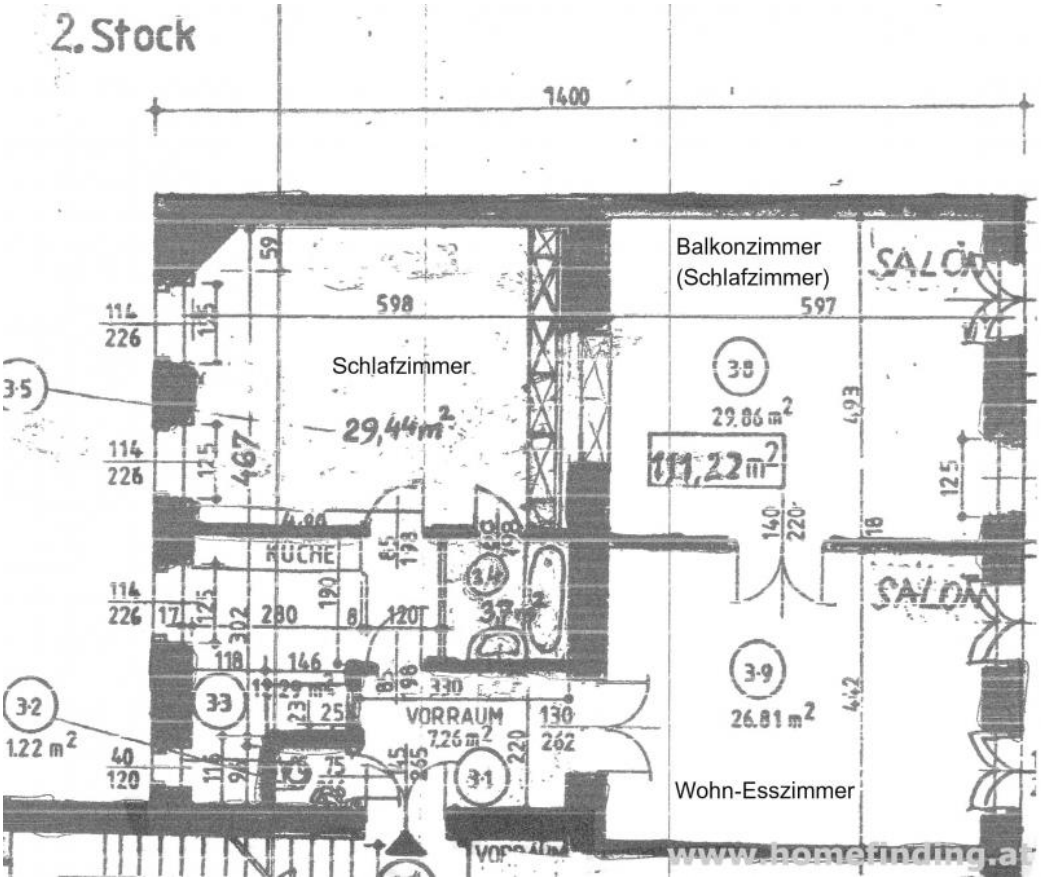








Plans


2. Stock
1400
Balkonzimmer
(Schlafzimmer)
SALON
Schlafzimmer
29,44m²
29.86 m²
11,22m²
KÜCHE
SALON
VORRAUM
7.26 m²
26.81 m²
1.22 m²
Wohn-Esszimmer
www.homefinding.at

About Property

Viennese Heritage meets Modern Luxury

Located in a perfectly quiet one-way street in the vibrant and central 6th district (Mariahilf), this bright, move-in-ready premium apartment offers the ultimate city experience. Situated on the 2nd floor (with elevator access) of a prestigious Art Nouveau building from 1899, it boasts classic Viennese features such as magnificent high ceilings and elegant hardwood parquet and tiled floors.

The apartment is rented out "löffelfertig" (fully equipped and furnished). It is ideal for international professionals (expats), diplomats, corporate short-terms, or couples looking for a sophisticated home without the hassle of moving furniture.

Thoughtful Layout:

• Welcoming Foyer: Central entrance area
• Living & Dining Room: A spacious heart of the home
• Separate Kitchen: Fully equipped with a built-in dining area for your morning coffee.
• Flexible Second Living Room or Bedroom: Featuring direct access to a 5 m² balcony .
• Elegant Master Bedroom: A peaceful room with direct access to the en-suite bathroom (bathtub).
• Separate Guest Toilet.

Modern conveniences such as an elevator in the building and an optional parking space in the garage (€ 240.00 / month) complete this exclusive offer.

LOCATION & Lifestyle: Prime Urban Living
The infrastructure of this neighborhood leaves nothing to be desired, combining Viennese quality of life with cosmopolitan flair:
• Shopping & Dining: Mariahilfer Straße, with its endless boutiques, flagship stores, charming cafés, and top-tier restaurants, is literally at your doorstep. The famous open-air Naschmarkt is also within easy walking distance.
• Art & Culture: The world-renowned Museumsquartier (MQ), the Kunsthistorisches Museum, and the idyllic Burggarten park are just a few minutes' walk away.

Perfect Transit Connections:
• Subway: The U2 station (Museumsquartier) is nearly at your doorstep – perfect for a direct commute to the University of Vienna, the city center (1st district), or Praterstern. Major transit hubs U3 and U4 are also quickly accessible.
• Bus: Line 57A is located within short walking distance.
• Daily Amenities: Supermarkets, drugstores, organic bakeries, pharmacies, and medical practices are all reachable on foot.

Financials & Legal Details
• Total Monthly Rent: € 2.300,00 (All-in package including operating costs/BK, furniture rental, and VAT)
• Deposit: 3 gross monthly rents (BMM) = € 6.900,00
• Garage Space (optional): € 240.00 / month
• Lease Duration: Fixed-term for 5 years
• The broker exclusively represents the landlord according to Austrian law. A financial relationship exists.

General

Propertynumber	786
Property type	Wohnung

Costs

net rent	€ 1.450,-
gross rent	€ 1595
operating cost	€ 405
outher operating costs	€ 300
total rent	€ 2.300,-

Keyfacts

living area	108.8m^2
rooms	3
bedroom	2
bath	1
WC	1
Property age	Altbau
condition	sehr gut
Available from	sofort
Contract type	befristet

Furnishing

type of heating	Etagenheizung
furnished	ja
Flooring	Parkettboden
parking	Garage
kitchen	ja
Washing machine	ja
balcony	ja
elevator	ja

Energy Performance Certificate

HWB (kwh/m^2/Jahr)	111.20
HWB Energieklasse	C

Lage

Verkehrsanbindung	U2, U3, U4
Nähe	Mariahilfer Straße