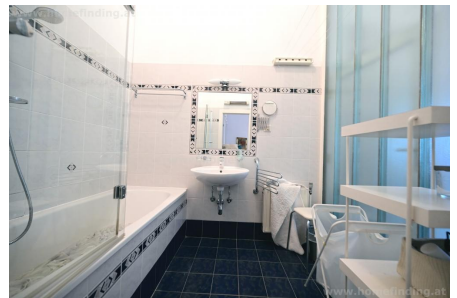
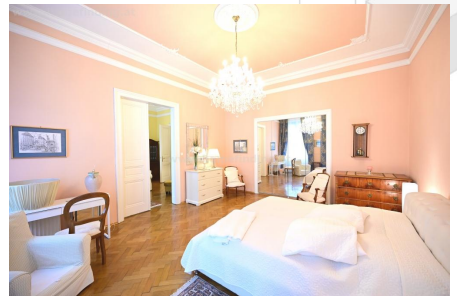
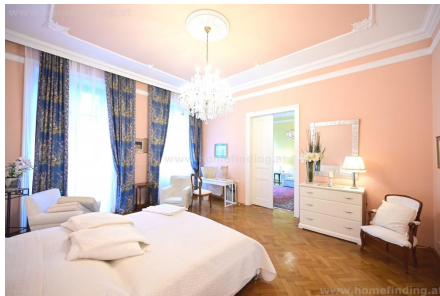
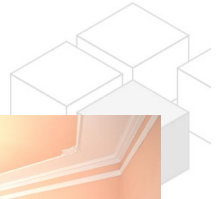


nice furnished 3 rooms close to Mariahilfer Straße



📍 1060 Wien, Proximity: Mariahilfer Straße

€ 2.100,-/month



Plans

About Property

Very nice furnished apartment in an old Viennese building from 1899.

LOCATION

The location in a calm road close to Mariahilfer guarantees a very good access to daily shopping facilities, restaurants, supermarkets, etc. "Naschmarkt" is nearby and the opera house can be reached by a 7 minutes walk. The public lines U2, U3 and U4 connect fast to other districts.

PROPERTY

The apartment itself has following rooms:

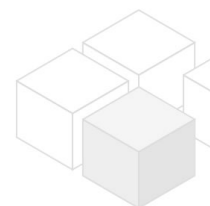
- .entree
- .living-dining room
- .kitchen with dining area
- .second living room with balcony or second bedroom
- .master bedroom with bathroom (tub)
- .toilet

equipment:

- .wooden and tiled floors
- .fully furnished
- .In house garage can be rent separately (€ 240/month)

COSTS

- rent: general maintenance cost and VAT included
- deposit: 3 gross rents



General

Property number	786
Property type	Wohnung

Costs

net rent	€ 1.268,18
gross rent	€ 1395
operating cost	€ 405
outher operating costs	€ 300
total rent	€ 2.100,-

Keyfacts

living area	108.8m ²
rooms	3
bedroom	2
bath	1
WC	1

Property age	Altbau
condition	sehr gut
Available from	1.9.2026
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
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Lage

Verkehrsanbindung	U2, U3, U4
Nähe	Mariahilfer Straße

