

**Elegant 4-room apartment located in the embassy quarter!**



Photo\_001

**Objektnummer: 3814\_572**

**Eine Immobilie von RE/MAX GOLD**

## Zahlen, Daten, Fakten

<b>Art:</b>	Wohnung - Etage
<b>Land:</b>	Österreich
<b>PLZ/Ort:</b>	1030 Wien
<b>Baujahr:</b>	ca. 1890
<b>Zustand:</b>	Gepflegt
<b>Wohnfläche:</b>	134,00 m²
<b>Zimmer:</b>	4,50
<b>Bäder:</b>	1
<b>WC:</b>	1
<b>Gesamtmiete</b>	2.845,96 €
<b>Kaltmiete (netto)</b>	2.587,24 €
<b>Kaltmiete</b>	2.845,96 €
<b>Infos zu Preis:</b>	

Verhandlungsbasis

## Ihr Ansprechpartner



**Jasmina Ibrahimbegovic**

RE/MAX GOLD  
Anton Ehrenfried Straße 7a  
2020 Hollabrunn

T +43 699 106 54 170170  
H +43 699 106 54 170

Gerne stehe ich Ihnen für weitere Informationen oder einen Besichtigungstermin zur Verfügung.





















## Objektbeschreibung

In a prime location in the 3rd district, on the quiet Reisnerstraße in the elegant embassy district, this stylish 4-room apartment with approx. 134 m<sup>2</sup> of living space is available for rent on the mezzanine floor of a prestigious turn-of-the-century building. The apartment has been renovated and offers a unique combination of classic elegance and modern living comfort – perfect for those who appreciate spacious living with historical flair.

The floor plan is spacious and well thought out: a large, inviting entrance hall forms the center of the apartment and leads to the living room and the adjoining dining room – two stylish rooms with generous double doors, ideal for entertaining or family gatherings. Two quiet rooms facing the courtyard offer a place of retreat with a view of the greenery. A connecting corridor with an atrium leads to the modern, fully equipped kitchen. The bathroom is equipped with a bathtub, washbasin, and washing machine, and the toilet is separate. A basement storage room is also available.

The furnishings combine classic old building elements with high-quality renovations: star parquet floors, elegant double doors, and marble floors in the entrance area give the apartment its historic character. The kitchen, bathroom, and toilet have been completely renovated and brought up to modern living standards.

The approximately 134 m<sup>2</sup> apartment in a pleasant, quiet location has the following room layout:

- Large entrance hall
- Living room
- Dining room
- 2 large rooms facing the courtyard
- Connecting corridor to the kitchen with atrium
- Bathroom with bathtub, washbasin, and washing machine
- Separate toilet
- Cellar compartment

Rent minus fixed-term discount (excluding VAT and operating costs) €2,311.50

Operating costs (excluding VAT) €275.74

Value added tax €258.70

Total rent €2,845.96

The location in the heart of the 3rd district speaks for itself: Reisnerstraße is quiet yet central, just a few minutes' walk from the city park, Belvedere Palace, and the Botanical Garden. The surrounding area offers excellent infrastructure—from local amenities and educational institutions to restaurants and cultural attractions. It also has excellent public transport connections (U3, U4, tram lines 1, 71).

The apartment is being rented for a limited period of 5 years with an option to extend and is ideal for discerning tenants who value space, style, and a quiet city center location.

The client has been informed of the obligation to provide information in accordance with the Energy Performance Certificate Presentation Act 2012 and will provide an energy performance certificate. Angaben gemäß gesetzlichem Erfordernis:

Miete	€	2587,24	zzgl 10% USt.
Umsatzsteuer	€	258,72	
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Gesamtbetrag	€	2845,96	

Haben wir Ihr Interesse geweckt? Dann zögern Sie nicht und kontaktieren Sie Jasmina Ibrahimbegovic, MBA von RE/MAX GOLD! Wir sind Ihre Immobilienexperten und freuen uns schon auf Sie.