

Perfect for Couples – Charming 2-Room Period Apartment in the 8th District (Unfurnished, Long-term/Unbefristet)

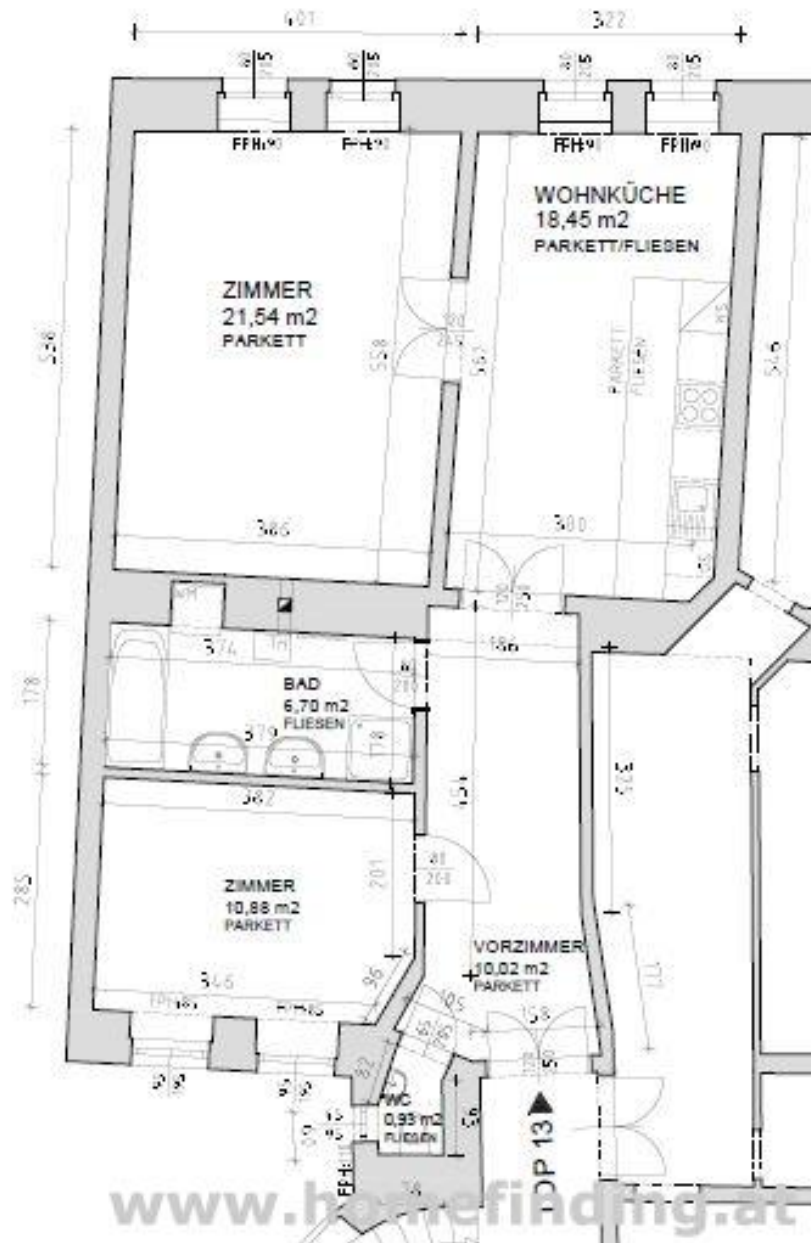
📍 1080 Wien, Proximity: Lerchenfelder Straße, Josef Strauß Park, Albertgasse



€ 1.459,21 /month



Plans



About Property

An attractive and well-maintained period apartment (Altbau) will soon be available for long-term rental in the highly sought-after location of Vienna's 8th district (1080, Josefstadt).

Property Description & Highlights

The apartment offers a living space of approx. 68.5 m² and is located on the 1st floor of a classic, beautifully kept Viennese apartment building (Zinshaus) near Lerchenfelder Straße and Albertgasse. With its well-designed layout, this property is ideal for singles or couples who appreciate extra space for a home office. For your convenience, the building features an elevator.

Layout:

- Central Foyer: Providing independent access to all rooms.
- Dining Room: Spacious area featuring an open-plan, fully equipped fitted kitchen.
- Living Room: A large, bright, and inviting room.
- Bedroom: A cozy and quiet retreat.
- Bathroom: Modernly equipped with BOTH a bathtub and a shower.
- Toilet: Located separately.

Amenities:

- Classic, high-quality parquet and tiled flooring
- Efficient independent gas heating (Gasetagenheizung)
- Modern kitchen including all necessary appliances

Location & Infrastructure:

The apartment boasts an excellent neighborhood infrastructure. The Josef-Strauß-Park is right around the corner, offering a great green space to relax. Numerous shops, supermarkets, and a wide variety of restaurants are within easy walking distance.

- Public transport connections are ideal: the U6 metro line, tram line 46, and bus lines 48A and 13A are nearby, taking you to the city center in just a few minutes.

Key Data & Financials:

- Living Space: approx. 68.52 m²
- Total Monthly Rent (Gross): € 1,459.21 (includes operating costs, elevator maintenance, and VAT)
- Deposit (Kaution): € 5,837.00 (equivalent to 4 months' rent)
- Availability: Immediately
- Rental Agreement: Long-term / Unbefristet
- Energy Performance Certificate: HWB 89.7 kWh/m²a (Class C), fGEE 1.95 (Class D)
- Legal Notice: The broker exclusively represents the landlord.

We look forward to receiving your inquiry to arrange a personal viewing appointment!

General

Property number	11415
Property type	Wohnung

Costs

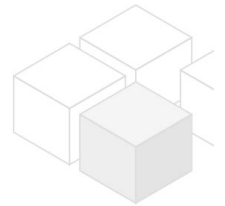
net rent	€ 1.096,32
gross rent	€ 1205.95
operating cost	€ 253.26
total rent	€ 1.459,21
Kaution	€ 5837

Keyfacts

living area	68.52m ²
rooms	2
bedroom	1
bath	1
WC	1
Property age	Altbau
condition	sehr gut
Available from	sofort
Contract type	unbefristet

Furnishing

type of heating	Etagenheizung
Flooring	Parkettboden
parking	--
kitchen	ja
elevator	ja



Energy Performance Certificate

HWB (kwh/m ² /Jahr)	89.7
HWB Energieklasse	C
f _{GEE}	1.95
f _{GEE} Energieklasse	D

Lage

Verkehrsanbindung	U6, 46, 48A, 13A
Nähe	Lerchenfelder Straße, Josef Strauß Park, Albertgasse