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







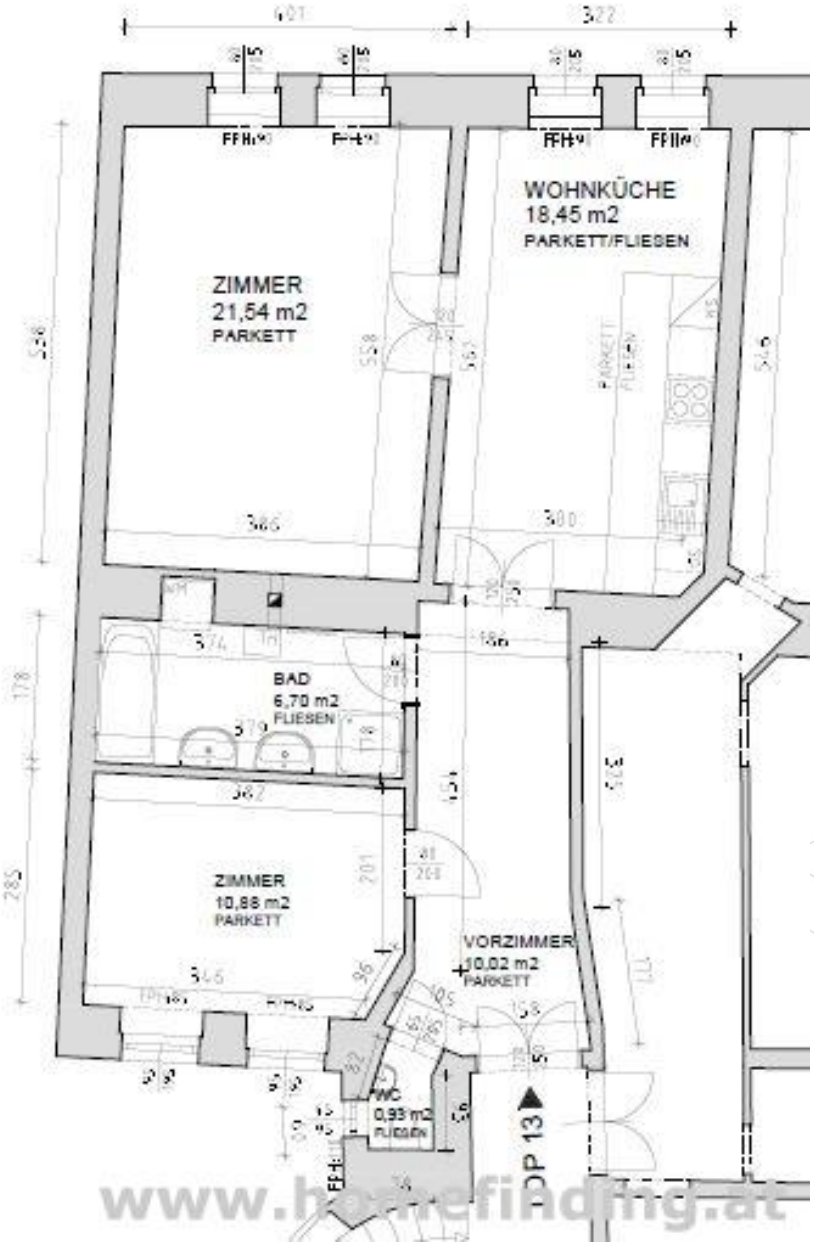








Plans


WOHNKÜCHE
18,45 m2
PARKETT/FLIESEN
ZIMMER
21,54 m2
PARKETT
BAD
6,70 m2
FLIESEN
ZIMMER
10,88 m2
PARKETT
VORZIMMER
10,02 m2
PARKETT
WC
0,93 m2
FLIESEN
DP 13
www.homefinding.at

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

Propertynumber	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