Charming 2-Room Apartment in 1190 Vienna – Partly Furnished near U4/U6

1190 Wien, Proximity: Döblinger Hauptstraße, Hardtgasse

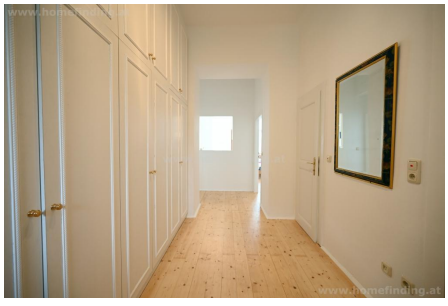
€ 1.050,04 /month







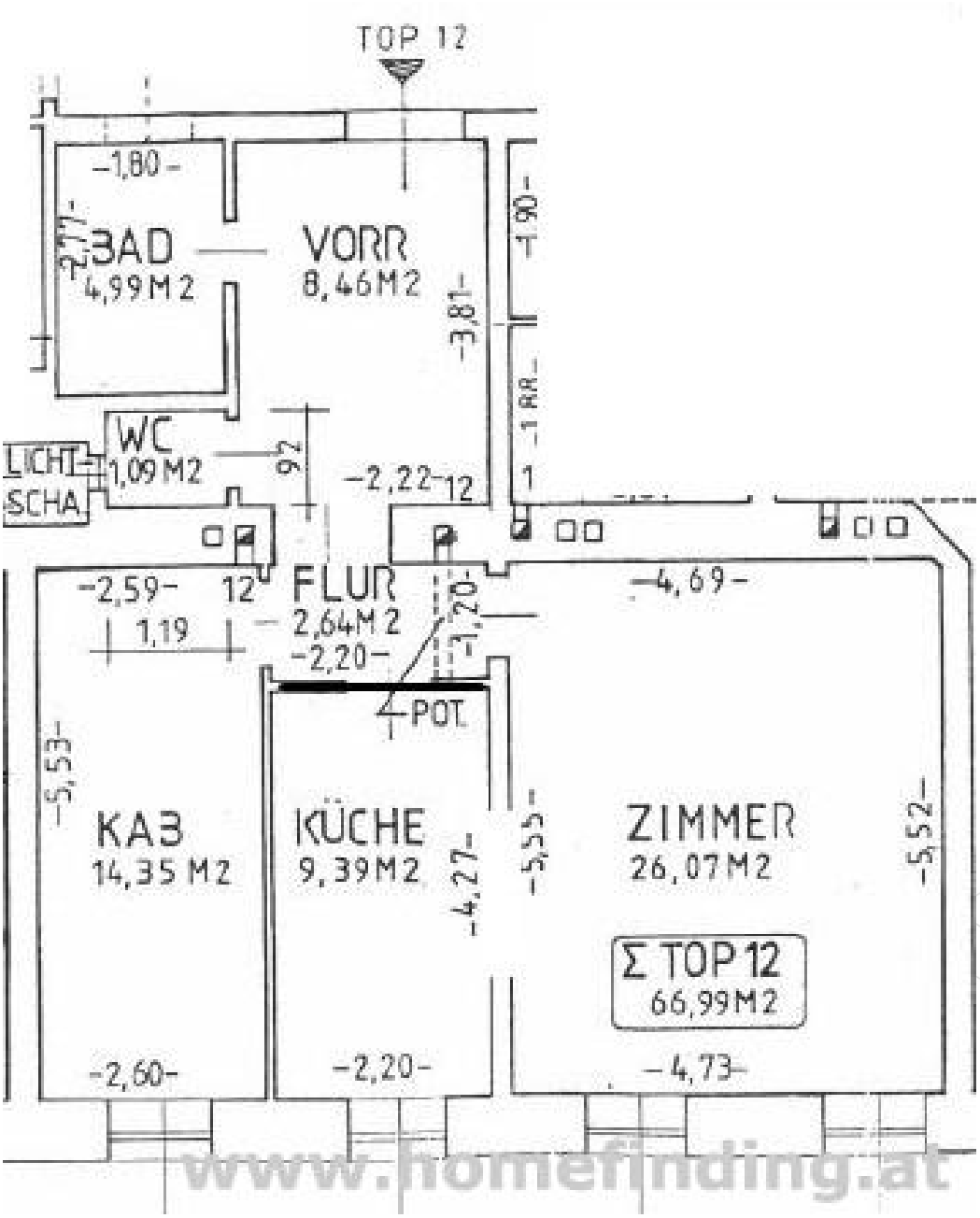








Plans



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About Property

Available for rent is a charming, approx. 67 m² classic Viennese Altbau apartment located in the 19th district (Döbling). The property is in well-maintained condition and offers a bright, cozy, and highly functional living concept.
This apartment is offered with a fixed-term lease (befristet) and is available for immediate move-in – making it the perfect turnkey solution for expats, singles, or couples looking for premium urban living in one of Vienna's finest residential neighborhoods.

Features & Highlights
• Living Space: Approx. 66.99 m², perfectly distributed across 2 spacious rooms.
• Furnishing: The apartment is handed over partly furnished.

LAYOUT
• Welcoming entrance hallway / anteroom with built-in storage
• Generous, light-flooded living and dining room
• Semi-open, fully equipped kitchen with window
• nice bedroom
• Bathroom equipped with a relaxing bathtub
• Separate toilet / WC

EQUIPMENT:
• wooden and tiled floors
• partly furnished
• elevator
• central location with great infrastructure within walking distance

LOCATION & Infrastructure
The apartment boasts a prime location right at Döblinger Hauptstraße / corner of Hardtgasse. The immediate neighborhood offers an outstanding quality of life: supermarkets, excellent restaurants, traditional Viennese coffee houses, and pharmacies are just a few steps away. For outdoor relaxation, the beautiful Währinger Park is located within short walking distance.

Perfect Public Transport Connectivity:
• Subway / Metro: The major transit hubs U4 and U6 (Spittelau) are just a 5-minute walk away.
• Tram & Bus: Tram lines 37, D and bus line 37A stop right nearby, offering a fast and direct connection to the Vienna city center (Innere Stadt) as well as nearby universities (like BOKU) and major business districts.

Financial Summary
• Total Monthly Rent (Gross): € 1,150.– (includes operating costs and VAT / USt.)
• Deposit (Kaution): 3 months' rent

Contact & Viewings
Are you interested in making this beautiful Döbling apartment your new home? For further information and to schedule a visit, please contact our team.

General

Propertynumber	11827
Property type	Wohnung

Costs

net rent	€ 725,-
gross rent	€ 797.5
operating cost	€ 162.54
outher operating costs	€ 90
total rent	€ 1.050,04

Keyfacts

living area	66.99m^2
rooms	2
bedroom	1
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	--
kitchen	ja
elevator	ja

Energy Performance Certificate

HWB (kwh/m^2/Jahr)	168.20
HWB Energieklasse	E
f_{GEE}	1.25
f_{GEE} Energieklasse	C

Lage

Verkehrsanbindung	U4, U6, 37, 37A, D
Nähe	Döblinger Hauptstraße, Hardtgasse