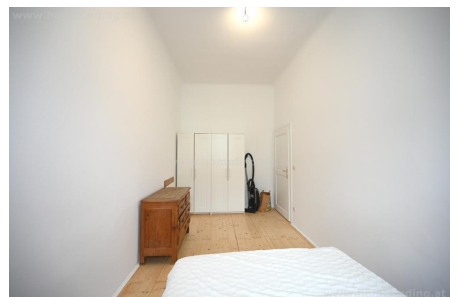
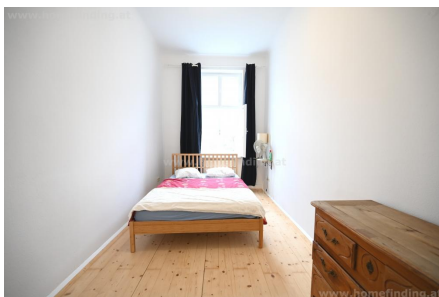
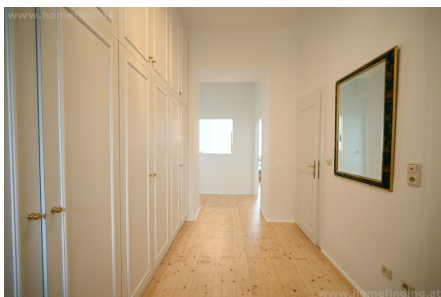
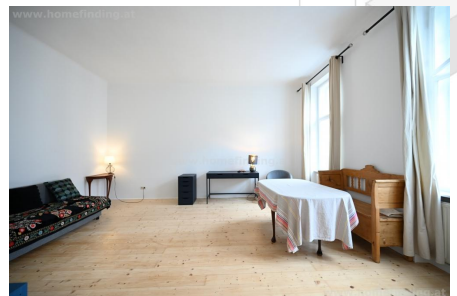


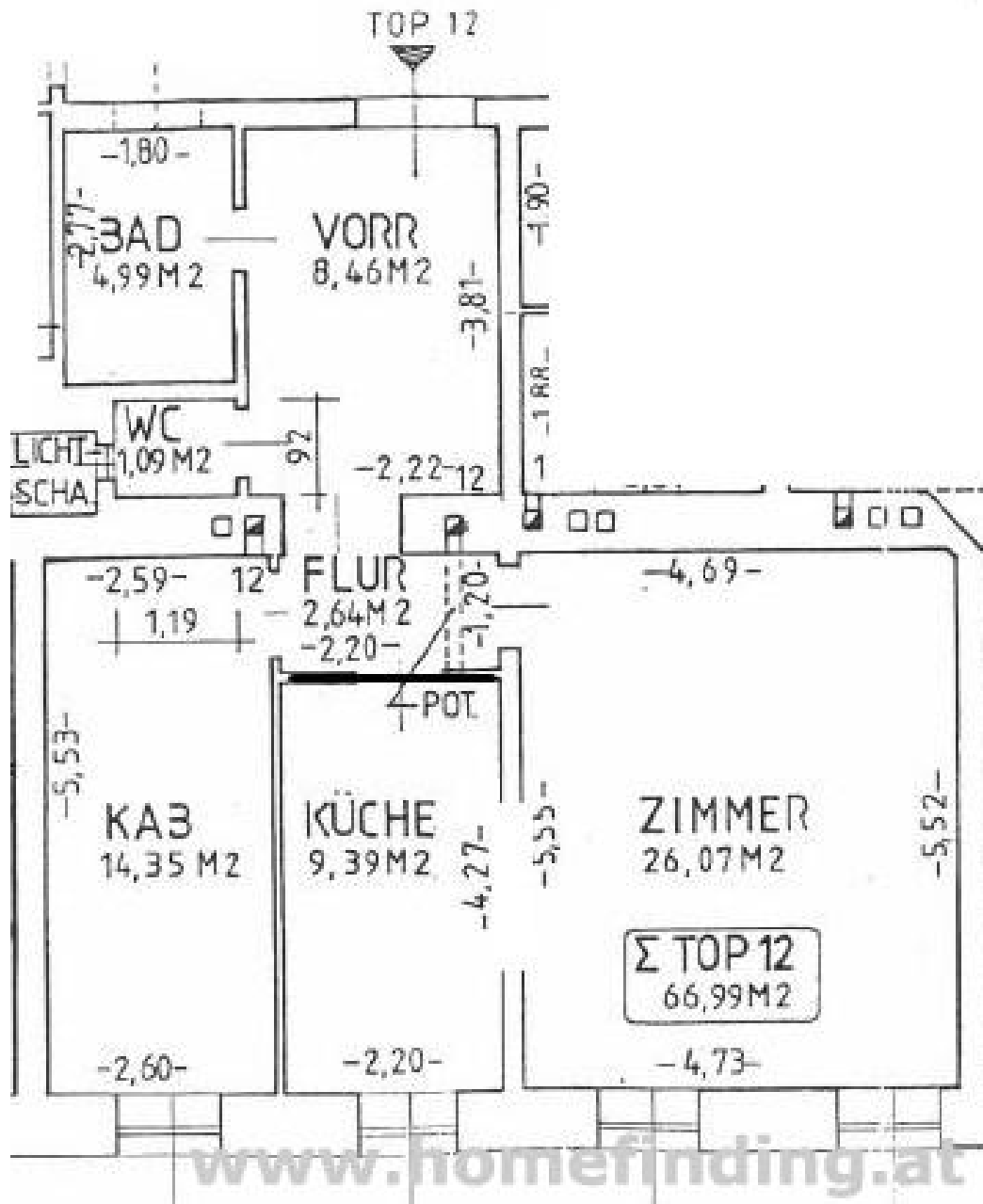
Charming 2-Room Apartment in 1190 Vienna – Partly Furnished near U4/U6

📍 1190 Wien, Proximity: Döblinger Hauptstraße, Hardtgasse

€ 1.150,- /month



Plans



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

Property number	11827
Property type	Wohnung

Costs

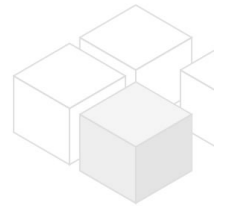
operating cost	€ 162.54
total rent	€ 1.150,-

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
fGEE	1.25
fGEE Energieklasse	C

Lage

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