First Occupancy! Renovated, Quiet 2-Room Period Apartment in 1080 Vienna (unlimited contract

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

€ 947,68 /month







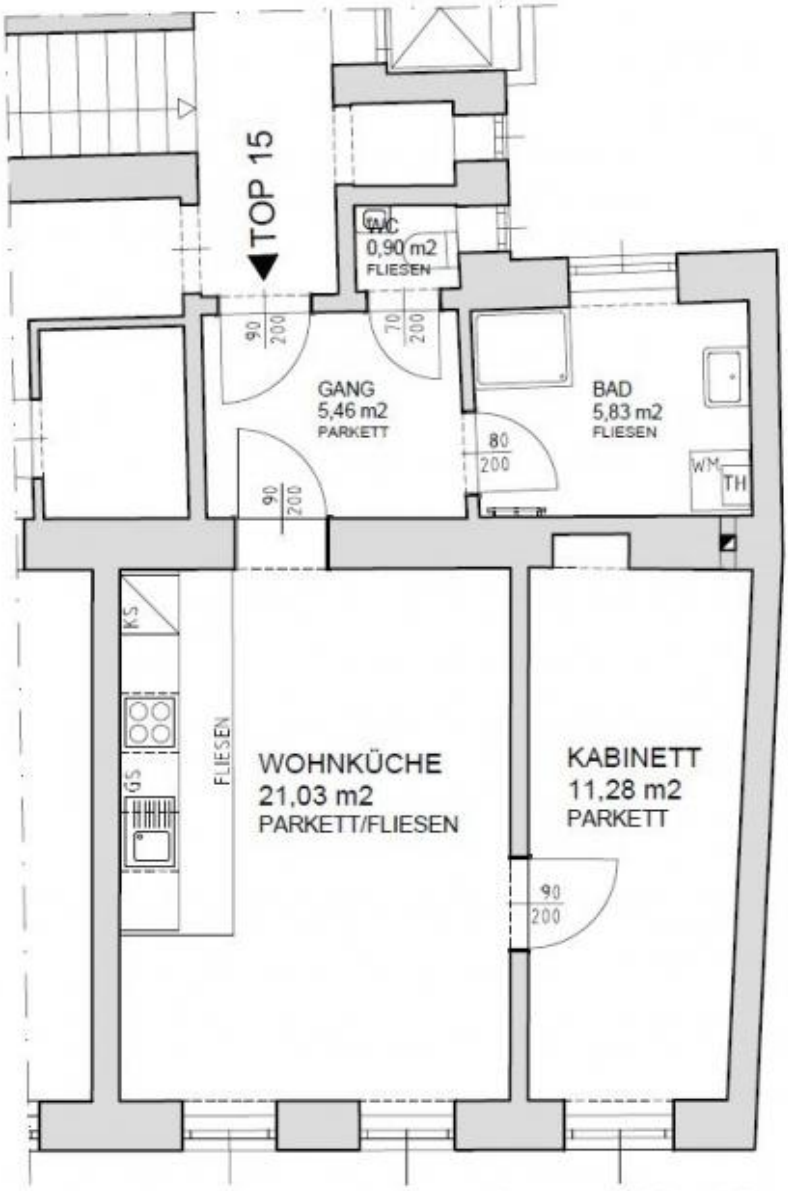








Plans



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About Property

in the heart of Vienna's vibrant 8th district (Josefstadt)! This charming, freshly renovated "Altbau" apartment is located on Lerchenfelder Straße, just steps away from Albertgasse and the scenic Josef-Strauß-Park. Because the apartment faces the inner courtyard entirely, it offers exceptional peace and quiet despite its central location.

Layout & Key Features:
• Entrance
• Living and dining area featuring a modern, fully equipped kitchen
• Cozy bedroom (compact yet functional)
• Daylight bathroom with a modern shower
• Separate toilet

EQUIPMENT
Premium finishes: Beautiful parquet and tile flooring, building elevator, and individual gas heating.

LOCATION
The local infrastructure is outstanding. Supermarkets, cafes, restaurants, and green parks are all within short walking distance. Excellent public transport options (U6, 46, 48A, and 13A) take you straight into the city center in just a few minutes.

Key Metrics & Costs:
• Living Space: 44.5 m²
• Total Monthly Rent: € 947.68 (includes building maintenance fees, elevator, and VAT)
• Deposit (Kaution): 4 months' gross rent
• Lease Term: Permanent / Open-ended lease (unbefristet)
• Availability: Immediately available

For further inquiries or to schedule a viewing, please contact us directly and quote Reference Number 11832!

General

Propertynumber	11832
Property type	Wohnung

Costs

net rent	€ 712,-
gross rent	€ 783.2
operating cost	€ 164.48
total rent	€ 947,68
Kaution	€ 3791

Keyfacts

living area	44.5m^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)	191
HWB Energieklasse	E
f_{GEE}	2.61
f_{GEE} Energieklasse	E

Lage

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