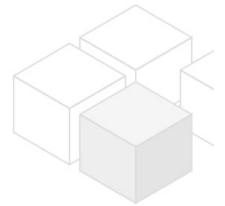
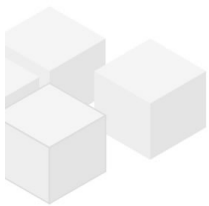


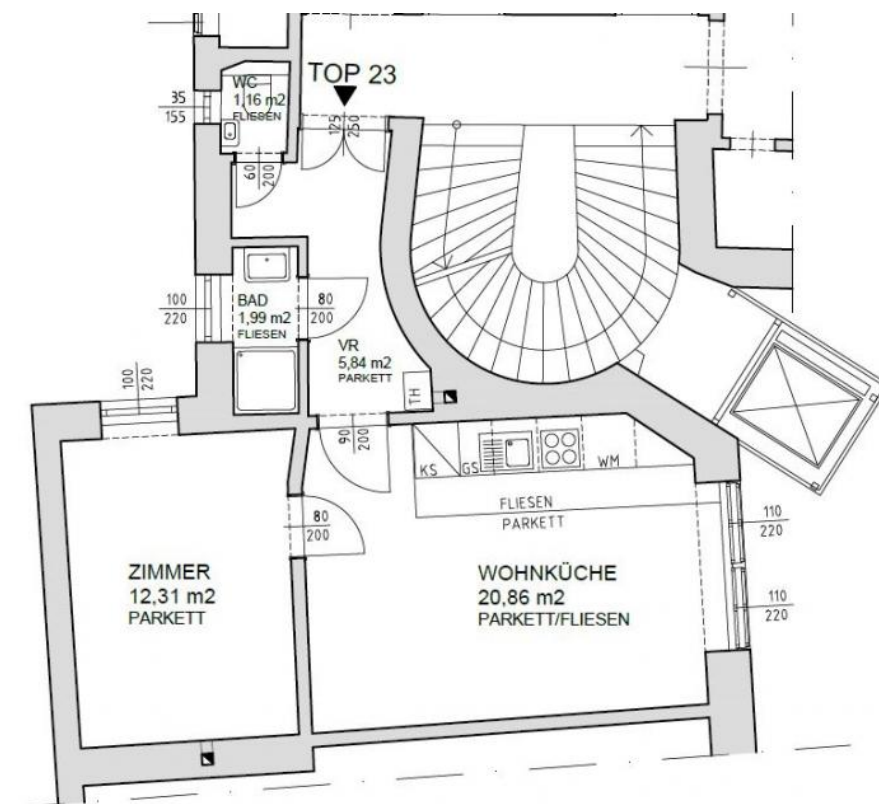
nice old style apartment close to Liechtensteinpark

📍 1090 Wien, Proximity: Porzellangasse, Glasergasse

€ 952,09 /month



Plans



www.homefinding.at

About Property

FIRST OCCUPANCY AFTER RENOVATION – OPEN-ENDED LEASE & ABSOLUTELY QUIET
Are you looking for that classic Viennese "Altbau" (historic building) charm, but don't want to miss out on the comfort of a modern, newly renovated apartment? This charming 2-room apartment in the popular 9th district (near Porzellangasse / Glasergasse) offers you the perfect combination of urban living and tranquility. The property faces the courtyard entirely – street noise is a foreign concept here!

THE HIGHLIGHTS AT A GLANCE:

- First occupancy: Freshly renovated and ready to move in immediately.
- Open-ended lease agreement: Long-term stability for your future planning.
- Absolute calm: Facing completely towards the courtyard in the heart of the highly sought-after Alsergrund district.
- Historic charm ("Altbau"): Beautiful parquet flooring and high, bright rooms.
- Convenience: Elevator available in the building.

ROOM LAYOUT (approx. 42.16 m² living space):

- Entrance hall / Foyer
- Spacious living and dining room (approx. 20 m²) with a brand-new fully fitted kitchen
- Cozy bedroom (approx. 12 m²)
- Modern bathroom with a shower and a window providing perfect natural daylight
- Separate toilet (also featuring a window)
- A private basement storage unit is included with the apartment.

FITTINGS & ENERGY:

- High-quality parquet flooring in the living areas
- Elegant tiles in the bathrooms and wet areas
- Basement compartment
- Efficient individual gas heating
- Energy certificate: HWB D (122.4 kWh/m²a).

TOP LOCATION & INFRASTRUCTURE:

The location near Franz-Josefs-Bahnhof and Friedensbrücke offers an excellent quality of life. Supermarkets, drugstores, cozy cafés, restaurants, and shops for daily necessities are just a few minutes' walk away.

Excellent public transport connections:

- Subway: U4 (Friedensbrücke station)
- Tram: Lines D, 5, 33

COSTS & LEGAL INFORMATION:

- Total monthly rent: €952.09 (gross, including operating costs and VAT)
- Deposit: 4 months' gross rent
- Availability: Immediately
- Legal note: The real estate agent represents the landlord exclusively.

Secure your new home in the 9th district! For further information or to arrange a viewing appointment, please send us an inquiry via the contact form.

General

Property number	11833
Property type	Wohnung

Costs

net rent	€ 716,72
gross rent	€ 788.39
operating cost	€ 163.7
total rent	€ 952,09
Kaution	€ 3808

Keyfacts

living area	42.16m 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)	122.4
HWB Energieklasse	D
f _{GEE}	2.12
f _{GEE} Energieklasse	D
Gültig bis	01.03.2030

Lage

Verkehrsanbindung	D, U4, 33, 5
Nähe	Porzellangasse, Glasergasse