nice old style apartment close to Liechtensteinpark

1090 Wien, Proximity: Porzellangasse, Glasergasse

€ 952,09 /month







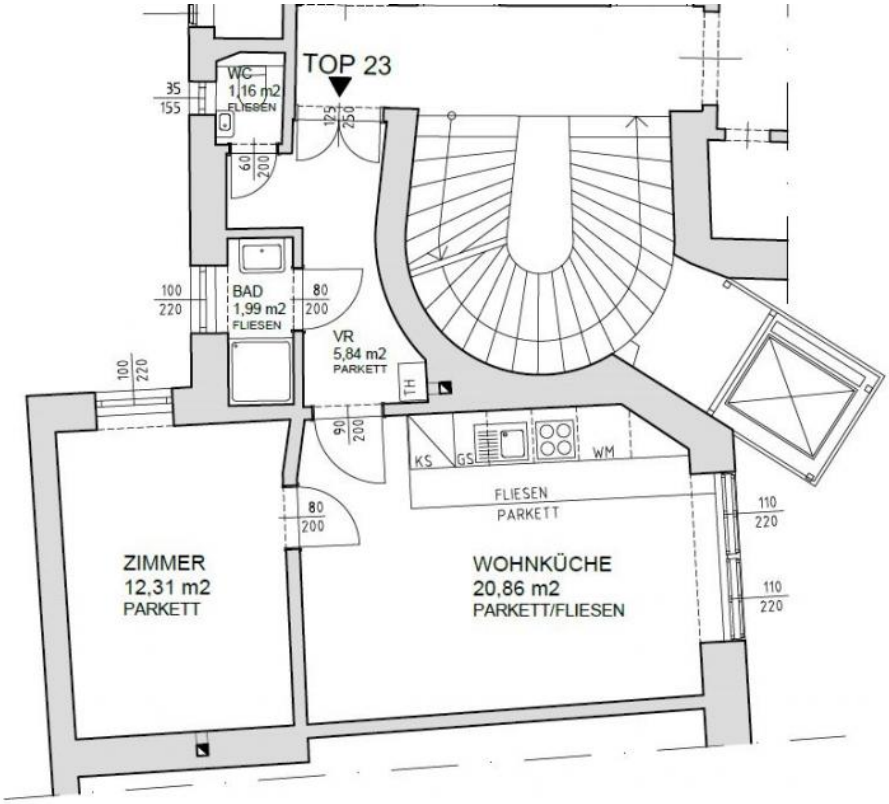








Plans



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About Property

FIRST OCCUPANCY AFTER RENOVATION – 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.
• 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

Propertynumber	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	befristet

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