nice old style apartment close to Liechtensteinpark

1090 Wien, Proximity: Porzellangasse, Glasergasse

€ 1.225,81 /month







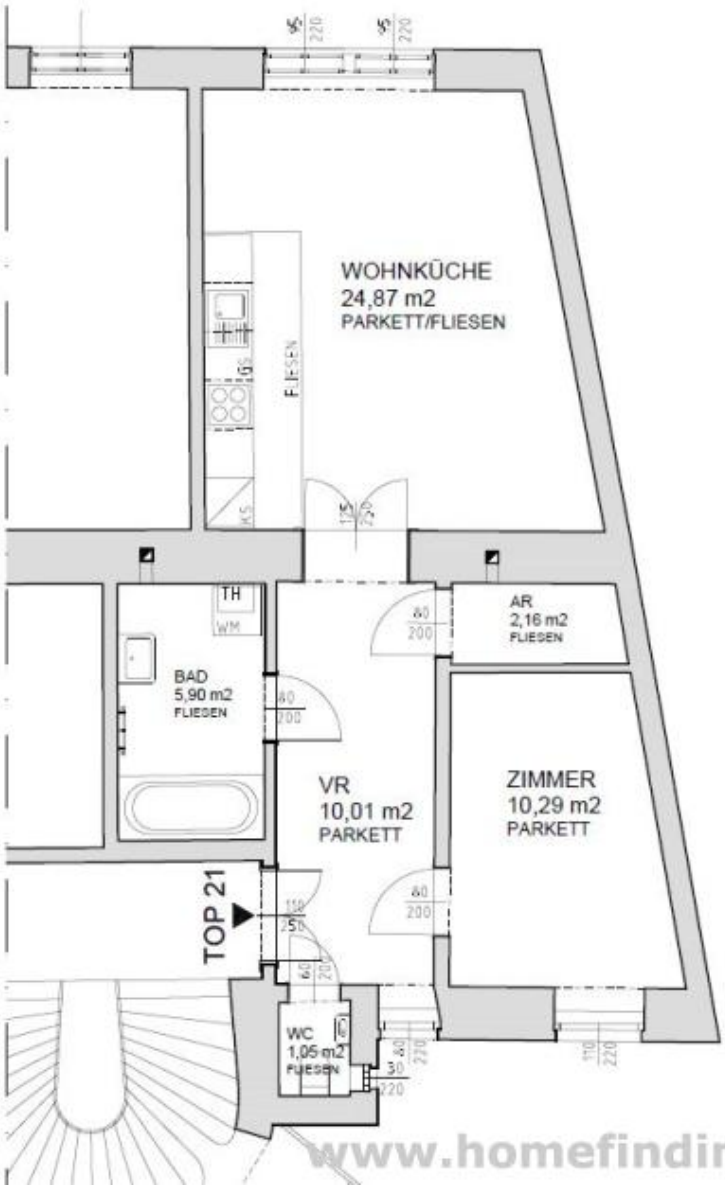








Plans


WOHNKÜCHE
24,87 m2
PARKETT/FLIESEN
FLIESEN
TH
WM
BAD
5,90 m2
FLIESEN
AR
2,16 m2
FLIESEN
VR
10,01 m2
PARKETT
ZIMMER
10,29 m2
PARKETT
TOP 21
WC
1,05 m2
FLIESEN
www.homefinding.at

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. 54,28 m² living space):
• Entrance hall / Foyer
• Spacious living and dining room (approx. 24 m²) with a brand-new fully fitted kitchen
• small but cozy bedroom (approx. 10 m²)
• Modern bathroom with a tub
• Separate toilet (with window)
• storage room
• A private basement storage unit in the cellar comes 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: € 1225,81 (gross, including operating costs and VAT)
• Deposit: 4 months' gross rent
• Availability: Immediately / 5 years contract
• 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	11836
Property type	Wohnung

Costs

net rent	€ 922,76
gross rent	€ 1015.04
operating cost	€ 210.77
total rent	€ 1.225,81
Kaution	€ 4903

Keyfacts

living area	54.28m^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