nice 1 room close to Eber-Eschenbach Park

1180 Wien, Proximity: Ebner-Eschenbach-Park, Währinger Straße

€ 1.017,35 /month







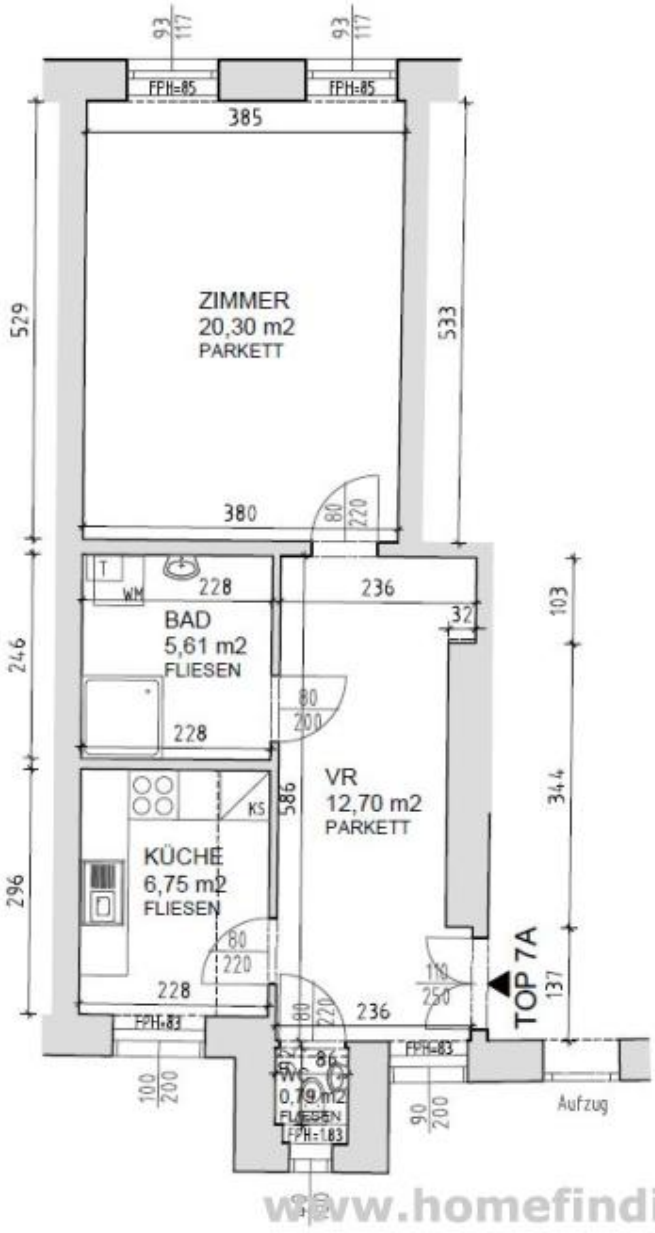








Plans



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About Property

Excellent single apartment in a central location of the 18th district!

Available immediately, this charming and well-maintained 1-room period apartment (Altbau) is located in a beautiful heritage building. Combining classic Viennese architectural charm with an outstanding neighborhood infrastructure, this flat is ideal for singles, students, or anyone looking for a cozy, long-term home.

The property is situated on the 2nd floor (with elevator access) and features a highly efficient layout where all rooms are accessed directly from the central entrance hall.

Layout:
• Central entrance hall
• Spacious living and sleeping area (approx. 20 m²)
• Separate fully fitted kitchen with natural daylight
• Modern bathroom with shower
• Separate toilet

Features & Highlights:
• Open-ended / permanent lease contract (unbefristet) for long-term security
• Classic parquet and elegant tiled flooring
• In excellent, well-maintained condition
• Passenger elevator in the building
• Private cellar compartment for additional storage space
• Efficient independent gas heating system

Location & Infrastructure
The apartment boasts a prime location right near the idyllic Ebner-Eschenbach-Park and the bustling Währinger Straße.
• Local Amenities: Countless daily shops, popular restaurants, cozy traditional cafes, and supermarkets are located on Währinger Straße and are easily accessible within a short walk right from your doorstep.
• Public Transport: Quick and easy commutes to the city center or the Gersthof S-Bahn station via the nearby tram lines 40, 41, and 42.

Key Facts & Financials
• Property Type: Residential Apartment
• Net Usable Area: approx. 46.15 m²
• Rooms: 1
• Availability: Immediate
• Lease Term: Unbefristet (Open-ended)
• Total Monthly Rent (incl. operating costs & VAT): € 1,017.35 (excluding heating/electricity)
• Deposit: € 4,069.- (4 gross monthly rents)

Energy Performance Certificate (Energieausweis)
• Heating demand (HWB): 133.10 kWh/m²a (Class D)
• Total energy efficiency factor (fGEE): 2.15 (Class D)

Note: There is an economic close relationship with the owner; the broker acts exclusively on behalf of the landlord.

SingleApartment, ViennaRentals, ExpatsVienna, FlatToLet, Währing, Vienna1180, StudioApartment, Unbefristet, LongTermLease, NearPark, WähringerStraße, CommissionFree, ViennaHousing

General

Propertynumber	11837
Property type	Wohnung

Costs

net rent	€ 761,48
gross rent	€ 837.63
operating cost	€ 179.72
total rent	€ 1.017,35
Kaution	€ 4069

Keyfacts

living area	46.15m^2
rooms	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)	133.10
HWB Energieklasse	D
f_{GEE}	2.15
f_{GEE} Energieklasse	D

Lage

Verkehrsanbindung	Straßenbahn 40,41,42
Nähe	Ebner-Eschenbach-Park, Währinger Straße