Modern 1-Bedroom Apartment with Balcony near Obkirchermarkt / Sonnbergplatz | 1190 Vienna Döbling

📍 1190 Wien, Proximity: Sonnbergplatz/ Obkirchermarkt

€ 996,82 /month















About Property

Welcome to your new home in one of Vienna's most sought-after residential areas! This modern and well-proportioned 1-bedroom apartment with a balcony is located on the 4th floor (with elevator) of a well-maintained modern building right next to Sonnbergplatz in 1190 Vienna (Döbling).

Thanks to its smart layout where every room is accessible separately from the central hallway, this apartment is ideal for singles, couples, or professionals looking to combine urban convenience with a high quality of living.

The apartment impresses with a practical floor plan:
• Central entrance hall providing separate access to all rooms
• Bright living and dining area with direct access to the approx. 5 m² balcony
• Separate kitchen with its own daylight window
• Quiet bedroom
• Bathroom equipped with a shower
• Separate toilet
• Practical storage room (Abstellraum)

Features & Comfort:
• High-quality parquet and tiled flooring ensure a pleasant living atmosphere.
• Additionally, a dry basement storage compartment (Kellerabteil) and access to a shared garden are available to residents.

LOCATION, INFRASTRUCTURE & PUBLIC TRANSPORT
The micro-location in Döbling leaves nothing to be desired: With the vibrant Obkirchermarkt right around the corner and the charming center of Sievering nearby, local amenities are second to none. Fresh market produce, supermarkets, bakeries, pharmacies, cozy cafés, and traditional Viennese wine taverns (Heurige) are all within easy walking distance.

Excellent Public Transport Connections:
• Tram line 38: Takes you directly and without changing lines to Schottentor (U2 / University of Vienna) and straight into the historic city center.
• Bus lines 35A, 10A, 39A & S-Bahn (S45 Oberdöbling): Offer fast cross-district connections across Vienna, including easy access to Spittelau (U4/U6) and Heiligenstadt (U4).

RENTAL COSTS & LEGAL TERMS
• Monthly Rent (cold): € 996.82 gross (including operating costs/Betriebskosten)
• Additional Monthly Costs: € 67.66 advance payment for heating and hot water (central heating) – Total Monthly Rent (warm): € 1,064.48
• Deposit: € 3,193.44 (3 gross monthly rents including heating/hot water)
• The broker exclusively represents the landlord (Erstauftraggeberprinzip).

General

Propertynumber	11840
Property type	Wohnung

Costs

net rent	€ 850,-
gross rent	€ 850
operating cost	€ 146.82
total rent	€ 996,82

Keyfacts

living area	50m^2
rooms	2
bedroom	1
bath	1
WC	1
Property age	Neubau
condition	sehr gut
Available from	sofort
Contract type	befristet

Furnishing

type of heating	Zentralheizung
Flooring	Parkettboden
parking	--
kitchen	ja
elevator	ja

Energy Performance Certificate

HWB Energieklasse	E

Lage

Verkehrsanbindung	38, 35A, 10A, S-Bahn, 39A
Nähe	Sonnbergplatz/ Obkirchermarkt