furnished 2 rooms I close to Spengergasse & U4 Pilgramgasse

1050 Wien, Proximity: Spengergasse

€ 1.370,- /month

Plans

www.homefinding.at

About Property

Very nice, tastefully renovated apartment in a charming Viennese old building ("Altbau"). The property perfectly blends classic high ceilings and hardwood floors with modern living comfort.

It comes fully furnished and equipped—a true "plug & play" home. Ideally suited as an expat flat, corporate housing, or executive rental for international professionals, diplomats, and academics looking for a high-quality mid-to-long-term stay in Vienna. Just bring your suitcase and move right in!

LAYOUT:
• Entree / Hallway (equipped with an alarm system)
• Open-plan kitchen & dining area (fully equipped with all appliances)
• Spacious and bright living room
• Cozy, quiet bedroom
• Modern bathroom with a bathtub
• Separate toilet
• Walk-in closet / practical storage room

EQUIPMENT & FEATURES:
• Beautiful hardwood (parquet) and tiled floors
• Fully furnished and stylishly decorated
• Alarm system installed
• Gas floor heating (Etagenheizung)

EXCELLENT PUBLIC TRANSPORTATION:
• Bus line 14A right outside your doorstep: Connects you in just 2 stops to the U4 subway (Pilgramgasse). It provides a direct route to Vienna Central Station (Hauptbahnhof - S-Bahn/Fernzüge/U1) and Vienna's premier shopping avenue, Mariahilfer Straße (U3).
• Subway U4 (Pilgramgasse): Within short walking distance. Direct connection to Karlsplatz/Opera (City Center in just 5 mins), Landstraße/Wien Mitte (Airport Express Train CAT), and Schwedenplatz.
• Matzleinsdorfer Platz (7-minute walk): Direct access to the main S-Bahn train corridor – perfect for quick commutes across Vienna and to the Vienna International Centre (VIC / UN City via U1 connection).

THE NEIGHBORHOOD:
Located in a vibrant area of the 5th district, right next to the trendy 4th district. Excellent daily infrastructure with supermarkets (Spar Gourmet, Billa), local bakeries, organic shops, and pharmacies right around the corner. The famous "Schlossquadrat" culinary hotspot, filled with cozy courtyards, bistros, and trendy bars, is just a short stroll away. The iconic Naschmarkt open-air market is also within easy reach.

COSTS & TERMS:
• Total monthly rent: € 1.370,00 (includes operating costs, furniture lease and VAT / USt)
• Security deposit (Kaution): € 4.000,00
• Contract setup fee: € 360,00
• Lease duration: 5 years (befristet – ideal for international corporate stays)
• Availability: Available immediately

General

Propertynumber	1303
Property type	Wohnung

Costs

net rent	€ 953,55
gross rent	€ 1048.9
operating cost	€ 141.1
outher operating costs	€ 180
total rent	€ 1.370,-
Kaution	€ 4200

Keyfacts

living area	62.5m^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
furnished	ja
Flooring	Parkettboden
parking	--
kitchen	ja

Energy Performance Certificate

HWB (kwh/m^2/Jahr)	173.5
HWB Energieklasse	E
f_{GEE}	2.67
f_{GEE} Energieklasse	E

Lage

Verkehrsanbindung	12A, 13A, 14A, 15A, 59A, U4 (Pilgramgasse)
Nähe	Spengergasse