bright 4 rooms with balcony close to Rochusmarkt & Stadtpark I 144m² I 2 bedrooms

1030 Wien, Proximity: Beatrixgasse, Neulinggasse

€ 2.250,- /month









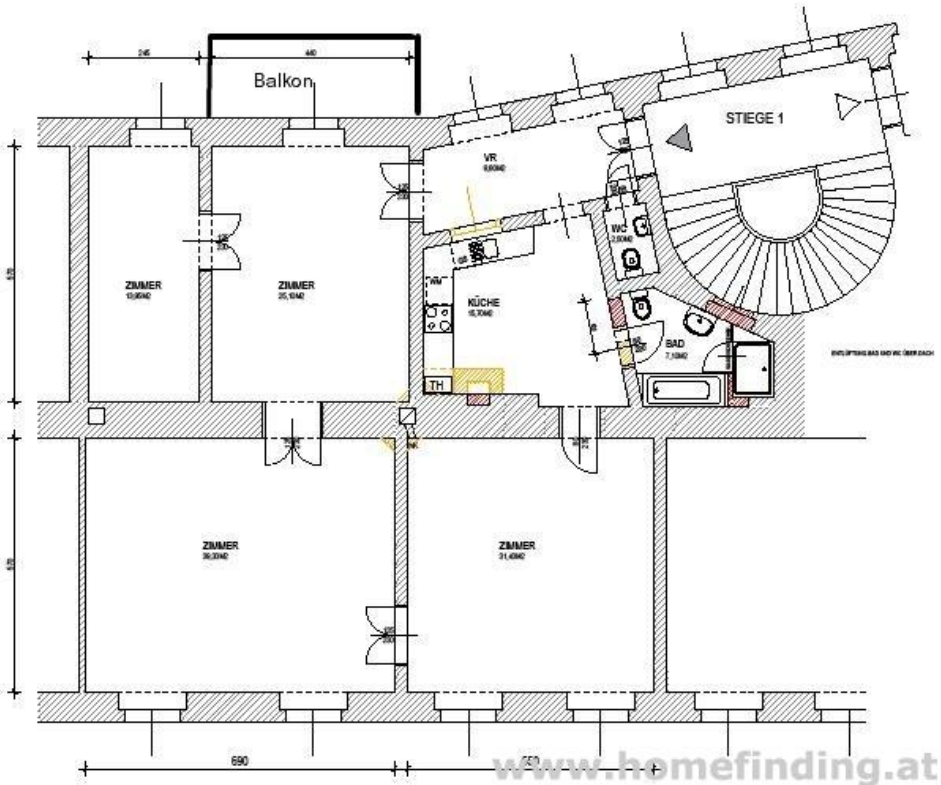






Plans

3. STOCK



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About Property

Modernly renovated period apartment (Altbau) on the 3rd floor (with elevator) of a beautifully preserved classic Viennese apartment building (a former piano factory) with a spacious courtyard.

This generous period apartment is located in a central area of the 3rd district near Rochusmarkt and was completely renovated a few years ago.

PROPERTY + LAYOUT
The classic Viennese charm has been preserved with high ceilings, herringbone parquet flooring, and elegant double doors (Flügeltüren). With approximately 144 m² of living space, the property is perfect for couples with one child, expats, or anyone looking for a home office space. The well-thought-out layout offers maximum flexibility, with the large dining room featuring a balcony acting as the heart of the apartment.

• Entree
• Dining room with balcony
• Separate kitchen
• big Living room
• One large bedroom (street-facing)
• Second bedroom (courtyard-facing)
• Bathroom (with bathtub, shower, and toilet)
• Guest toilet

FEATURES + HIGHLIGHTS
• High-quality parquet and tiled floors
• Classic double doors (Flügeltüren)
• High, bright rooms
• Elevator
• Balcony
• Bicycle storage available
• Private cellar compartment
• Public garage available in the courtyard

-> Video Tour:

LOCATION + INFRASTRUCTURE + PUBLIC TRANSPORT
The apartment boasts a highly central location within walking distance of Rochusmarkt and Stadtpark. Restaurants, daily amenities, and the Viennese Naschmarkt are just a few steps away. Thanks to the immediate proximity to major subway hubs, you will enjoy a perfect infrastructure.

• Subway: U3, U4
• Tram: O, 74
• Bus: 4A
Via the U3 subway line (Rochusgasse station), international educational institutions such as the Lycée Français in the 9th district or the Vienna International School can be reached quickly and easily.

REQUIREMENTS
• Monthly net household income must be > 3 times the rent
• 3 current pay slips / employment contract / income tax assessment

TERMS + LEGAL INFORMATION
• Rent: € 2,250.00 (including operating costs, VAT, and elevator)
• Deposit: 3 months' gross rent (BMM)
• Lease term: Fixed-term (5 years)
• Available: Immediately

The broker exclusively represents the landlord (buyer principle / Bestellerprinzip). A business relationship (wirtschaftliches Naheverhältnis) exists.

General

Propertynumber	1832
Property type	Wohnung

Costs

net rent	€ 1.763,34
gross rent	€ 1939.67
operating cost	€ 310.33
total rent	€ 2.250,-

Keyfacts

living area	144.45m^2
rooms	4
bedroom	2
bath	1
WC	2
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)	103.0
HWB Energieklasse	D
f_{GEE}	1.65
f_{GEE} Energieklasse	C

Lage

Verkehrsanbindung	U4, U3
Nähe	Beatrixgasse, Neulinggasse