3-Room Period Apartment near Volksoper | 92 m² with Elevator & Home Office (1090 Vienna)

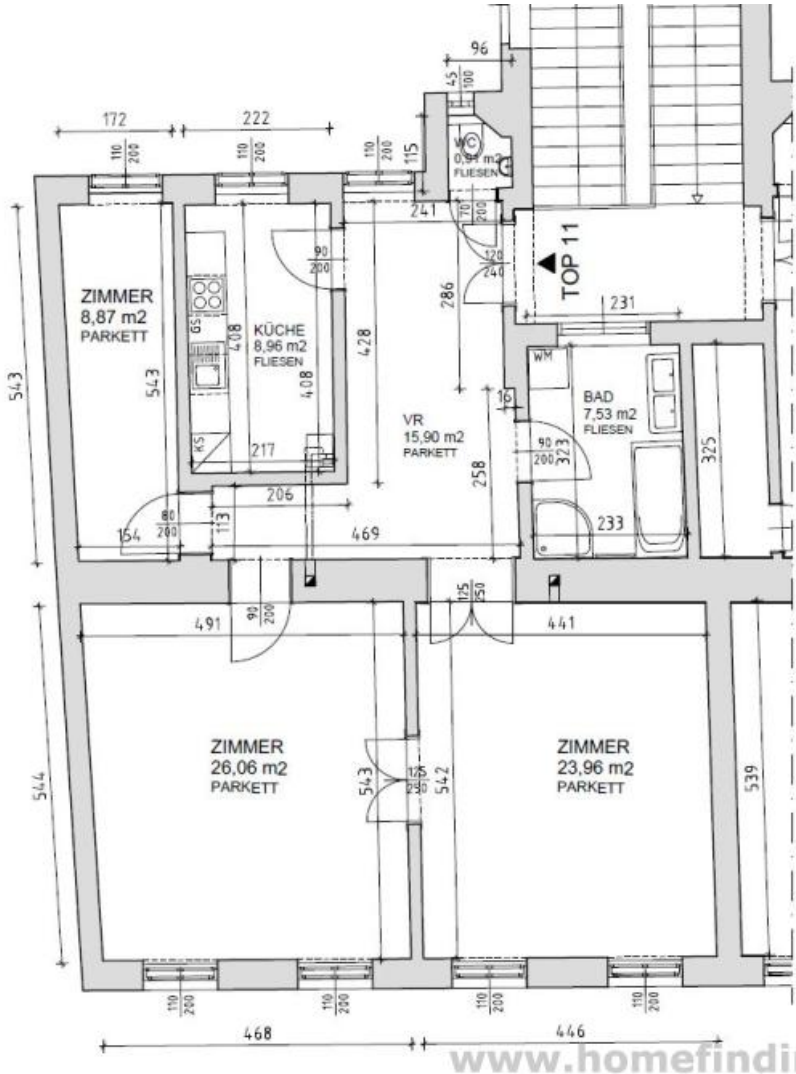
1090 Wien, Proximity: Volksoper, Währingerstraße

€ 1.928,79 /month





Plans



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About Property

Ideal for couples or small families: This well-maintained, approx. 92 m² 2.5- to 3-room apartment is located on the 3rd floor (with elevator) of a classic Viennese period building ("Altbau") in a prime location in the 9th district (Alsergrund), right next to the Volksoper and Währinger Straße. Available immediately on a 5-year fixed-term lease.

Key Highlights at a Glance:
• Living Area: approx. 92.19 m² on the 3rd floor (with elevator)
• Rooms: 3 (spacious living/dining room, large master bedroom, narrow cabinet room ideal as a home office or small nursery)
• Condition & Style: Very good condition, classic Viennese "Altbau" charm with parquet flooring
• Availability: Immediately (5-year fixed-term lease)

Detailed Room Layout:
The apartment features a practical floor plan and bright, welcoming rooms:

• Central Entrance Hall with its own window
• Living & Dining Room (approx. 26 m²) offering space for relaxing and entertaining
• Separate Kitchen with natural daylight (fully equipped)
• Large Master Bedroom
• Cabinet / Study (Note: narrow layout, approx. 1.71 m wide – ideal as a quiet home office, walk-in closet, or small children's room)
• Bathroom equipped with a bathtub, separate shower, and hallway window
• Separate Toilet (WC)
• Additional Storage: A private basement compartment ("Kellerabteil") is included.

Features & Building Amenities:
• Classic parquet flooring in the living areas, tiled wet rooms
• Passenger elevator available in the building
• Gas floor heating ("Etagenheizung")
• Energy Performance Certificate: HWB 159 kWh/m²a (Class E), fGEE 2.30 (Class D)

Location & Infrastructure (1090 Vienna – Alsergrund):
The apartment is situated in the immediate vicinity of the Vienna Volksoper and Währinger Straße.
• Public Transport: Excellent connections via the U6 subway line (station Währinger Straße-Volksoper) as well as tram lines 40, 41, and 42.
• Local Amenities: Supermarkets, bakeries, pharmacies, cafés, and restaurants are right on your doorstep. Währinger Park and Arne-Karlsson-Park are just a few minutes' walk away.

Costs & Lease Terms:
• Total Monthly Rent: € 1,928.79 (incl. building operating costs and VAT)
• Security Deposit: € 7,715.00 (equivalent to 4 gross monthly rents)
• Lease Duration: Fixed-term for 5 years

Contact & Viewings:
Are you interested in this charming Viennese period apartment? Please send us a written inquiry indicating your preferred dates and times for a viewing (Property ID: 4287).

General

Propertynumber	4287

Property type	Wohnung

Costs

net rent	€ 1.428,94
gross rent	€ 1571.83
operating cost	€ 356.96
total rent	€ 1.928,79
Kaution	€ 7715

Keyfacts

living area	92.19m^2
rooms	3
bedroom	2
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)	159
HWB Energieklasse	E
f_{GEE}	2.30
f_{GEE} Energieklasse	D

Lage

Verkehrsanbindung	U6, Tram 5, 33, 37, 38, 40, 41, 42
Nähe	Volksoper, Währingerstraße