# Spacious 4-Room Heritage Apartment near Schubertpark – 1180 Vienna

1180 Wien, Proximity: Schubertpark/ Martingasse

## € 2.667,72 /month













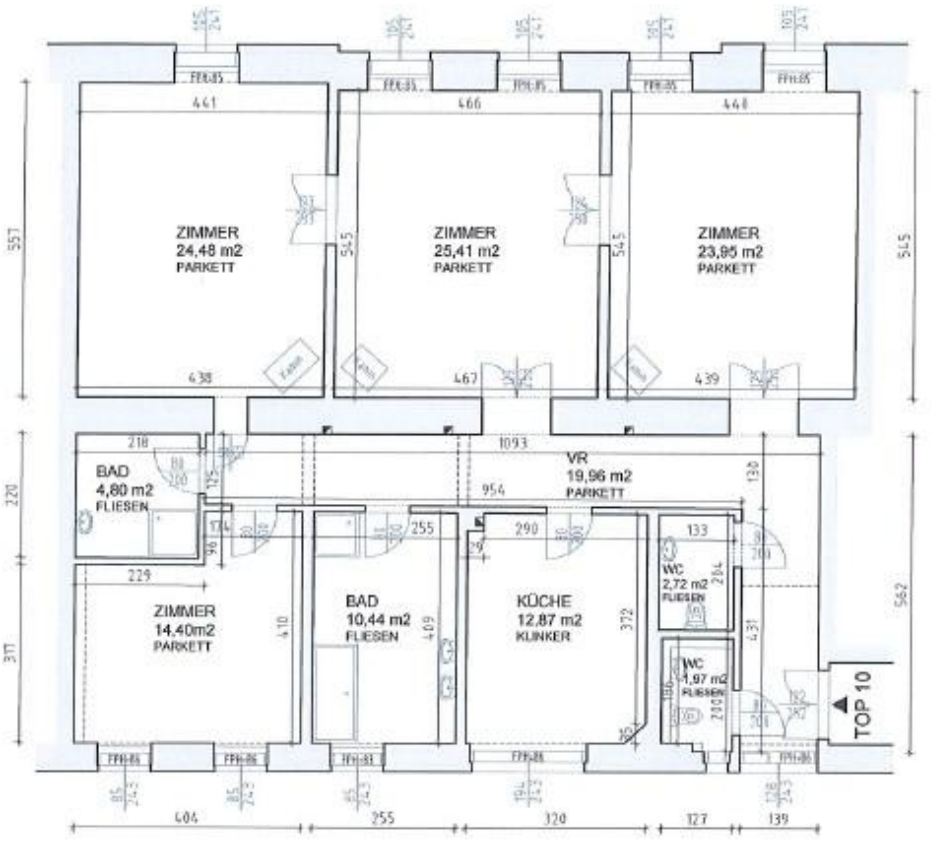









## Plans




www.homefinding.at

# About Property

# Spacious 4-Room Heritage Apartment near Schubertpark – 1180 Vienna

KEY FACTS AT A GLANCE:
• Property Type: Classic Viennese Apartment ("Altbau" in a traditional Zinshaus)
• Living Space: approx. 141 m²
• Rooms: 4 (Living-dining room + 2 large bedrooms + 1 smaller bedroom)
• Floor: 1st floor (with elevator)
• Lease Term: 5 years (fixed-term)
• Available From: Immediately

PROPERTY HIGHLIGHTS:
• Authentic Period Charm: Beautiful classic Viennese building featuring traditional parquet and tiled flooring.
• Perfect for Families & Flatshares: 2 full bathrooms.
• Light & Comfort: Separate kitchen with its own window, plus a practical private basement storage compartment.
• Prime Infrastructure: Situated right by Schubertpark and Währinger Straße.

PROPERTY DESCRIPTION:
This charming and optimally designed property captivates with its bright rooms and a well-thought-out layout.
The welcoming central entrance hall leads you into the spacious, light-flooded living and dining area. The kitchen is separate and benefits from its own window. With two exceptionally large bedrooms and a third, slightly smaller room, this apartment offers highly flexible space for a family, a home office, or guest rooms. A true everyday luxury is the layout of two full bathrooms alongside two completely separate toilets.

• Central entrance hall
• Large, bright living and dining room
• Separate fully fitted kitchen with window
• 2 large bedrooms
• Third, smaller bedroom
• Bathroom with shower
• Bathroom with bathtub, shower + window
• 2 separate toilets

Amenities:
• Parquet and tiled flooring
• Private basement storage compartment

LOCATION & INFRASTRUCTURE:
The apartment is located in one of Währing's most sought-after areas, right next to Schubertpark. The infrastructure on nearby Währinger Straße is outstanding: restaurants, supermarkets, and a wide variety of shops are just a few steps away.
• Public Transport: Tram lines 40 and 41 provide a direct, fast connection to Schottentor and the city center.

TERMS & LEGAL INFO:
• Total Monthly Rent: € 2,667.72 (including building operating costs and VAT)
• Deposit: € 10,671.00 (4 gross monthly rents)
• Lease Term: 5 years (fixed-term)
• Available From: Immediately
• Note: The broker solely represents the landlord (buyer-pays principle / "Bestellerprinzip"). An economic close relationship exists.

CONTACT & VIEWINGS:

Are you interested? Schedule your personal viewing appointment for this apartment in Währing today!

# General

| | |
|---|---|
| Propertynumber | 7404 |
| Property type | Wohnung |

# Costs

| | |
|---|---|
| net rent | € 2.115,- |
| gross rent | € 2326.5 |
| operating cost | € 341.22 |
| total rent | € 2.667,72 |
| Kaution | € 10671 |

# Keyfacts

| | |
|---|---|
| living area | 141m$^2$ |
| rooms | 4 |
| bedroom | 3 |
| bath | 2 |
| 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) | 88.10 |
| HWB Energieklasse | C |

# Lage

| | |
|---|---|
| Verkehrsanbindung | 40,41 |
| Nähe | Schubertpark/ Martingasse |