

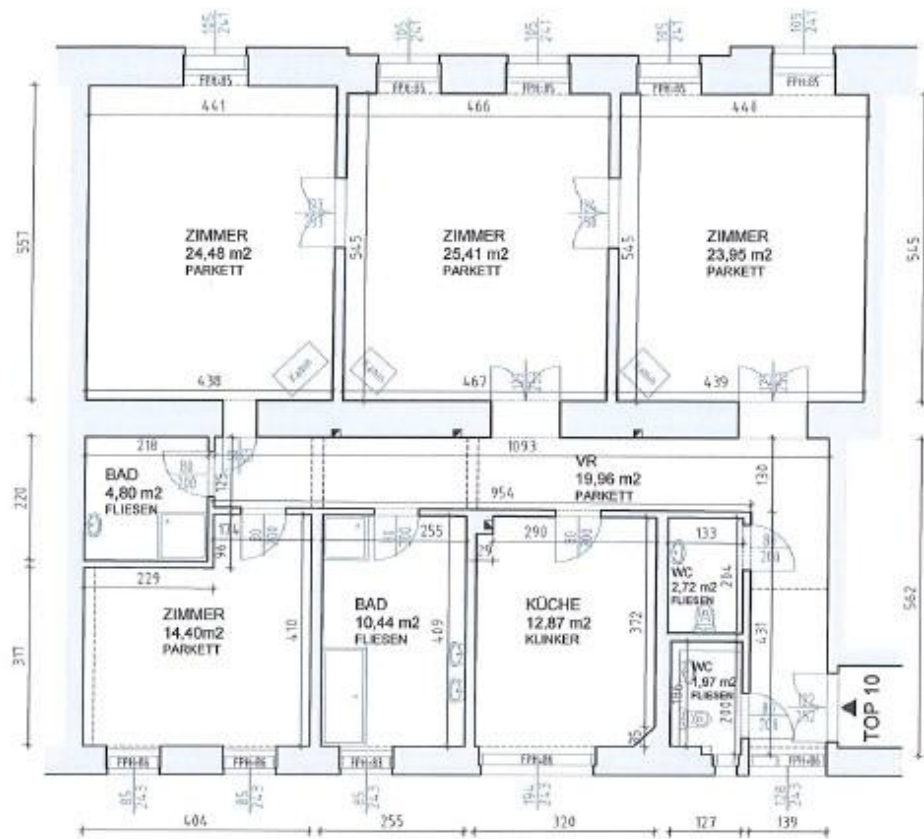
Spacious 4-Room Heritage Apartment near Schubertpark – 1180 Vienna

📍 1180 Wien, Proximity: Schubertpark/ Martingasse

€ 2.667,72 /month

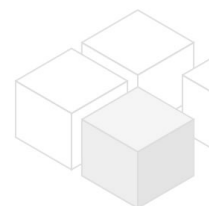


Plans



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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:

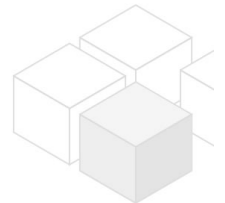
- Authentic Period Charm: Beautiful classic Viennese building featuring traditional parquet and tiled flooring.
- Perfect for Families & Flatshares: 2 full bathrooms.
- Light & Comfort: Separate kitchen with its own window, plus a practical private basement storage compartment.
- Prime Infrastructure: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

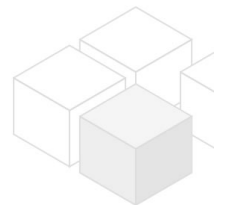
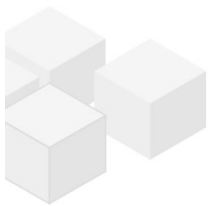
- Public Transport: Tram lines 40 and 41 provide a direct, fast connection to Schottentor and the city center.

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

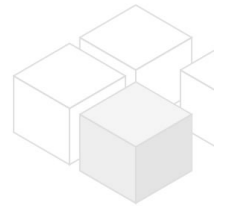
Property number	7404
Property type	Wohnung

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