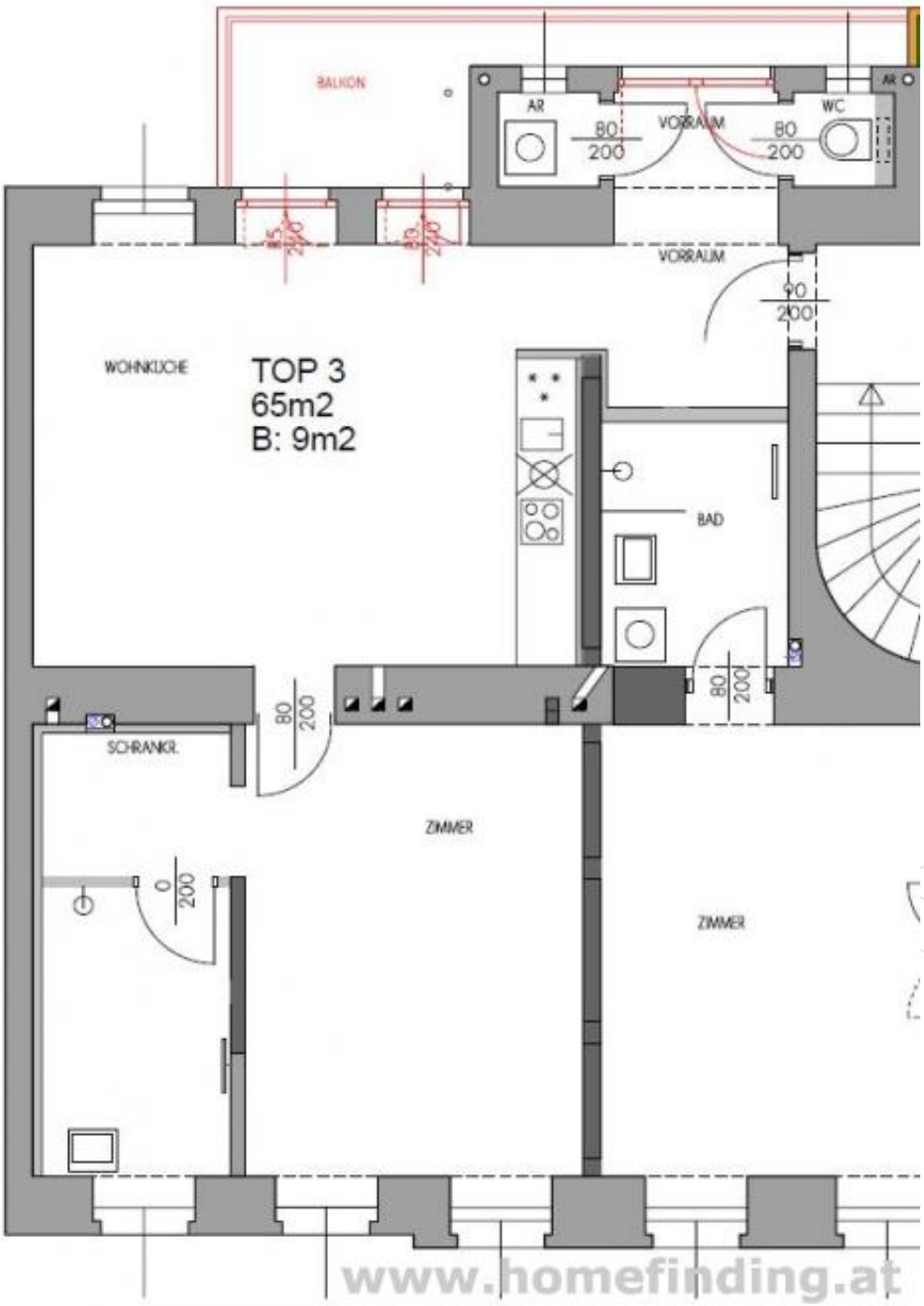
refurbished 2 rooms with balcony I close to Schubertpark and AKH

📍 1180 Wien, Proximity: Währinger Straße, Schubertpark, AKH

€ 1.421,- /month

Plans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About Property

Fully Furnished 2-Room Apartment with Balcony in 1180 Vienna – Ideal for Expats & Professionals

This beautifully renovated Altbau (classic period) 2 room apartment offers approx. 65 m² of living space and is located in Vienna's 18th district (Währing/Gersthof), close to Schubertpark and the AKH (Vienna General Hospital).

It is tastefully furnished and perfectly combines classic Viennese charm with modern amenities. Being fully furnished, it is highly suitable as an expat flat for international professionals, diplomats, academic staff, or mid-term business stays.

PROPERTY + LAYOUT
The well-thought-out floor plan features a spacious living and dining area with direct access to a private balcony, a quiet bedroom, and a fully equipped kitchen with all necessary appliances.

• Entrance Hall with natural light
• Living and Dining Room with open-plan kitchen and balcony access
• Bedroom
• Bathroom (with shower) and natural light
• Separate Toilet

AMENITIES + HIGHLIGHTS
• wooden and tiled floors
• Approx. 9 m² private balcony
• Building elevator (lift)
• Fully furnished
• Naturally light bathroom
• Please note: No pets allowed.

LOCATION + INFRASTRUCTURE + PUBLIC TRANSPORT
The property is situated in a highly desirable location in 1180 Vienna (Währing). Schubertpark is close by for relaxation, and Währinger Straße is just a few minutes' walk away, offering excellent local amenities: numerous supermarkets, drugstores, cafés, restaurants, bakeries, pharmacies, and doctors are all within easy walking distance.

• Tram lines: 40, 41, 42
• Connections: Direct access to metro lines U6 (Währinger Straße-Volksoper) and U2 (Schottentor), the University of Vienna, Vienna city center, the AKH Vienna, and surrounding clinics/institutes.

REQUIREMENTS
• Monthly net household income must be at least approx. 3x the monthly rent.
• Proof of income required (3 recent payslips / employment contract / tax assessment).

RENTAL TERMS + LEGAL INFORMATION
• Rent: Includes operating costs (BK), VAT, and furnishing.
• Deposit (Kaution): 3 months' gross rent (BMM).
• Lease Term: Limited to 5 years (Befristung).
• Availability: immediately.

General

Propertynumber	9795
Property type	Wohnung

Costs

net rent	€ 795,-
gross rent	€ 874.5
operating cost	€ 192.5
outher operating costs	€ 354
total rent	€ 1.421,-

Keyfacts

living area	65m^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
balcony	ja
elevator	ja

Energy Performance Certificate

HWB (kwh/m^2/Jahr)	51.12
HWB Energieklasse	C
f_{GEE}	0.62
f_{GEE} Energieklasse	A+

Lage

Verkehrsanbindung	40, 41, 42
Nähe	Währinger Straße, Schubertpark, AKH