

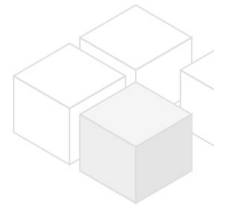
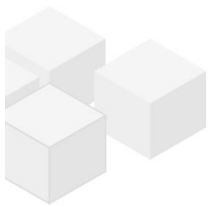
153m² Historic Charm | 1080 Vienna | Unlimited | Perfect for Expats & Families

📍 1080 Wien, Proximity: Albertgasse, Hamerlingplatz

€ 3.140,81 /month



Plans





About Property

This charming, unlimited period apartment (Altbau) is located on the 2nd floor (with elevator) of a beautifully maintained historic building. Combining classic Viennese architecture with modern comfort, this 153 m² property offers 4 spacious rooms and two full bathrooms, making it the perfect urban home for international families and expats in the heart of the prestigious 8th district (Josefstadt).

Special Highlight: The square directly across the street is currently being transformed into a traffic-calmed, green "urban village square" – significantly enhancing the local quality of life right at your doorstep!

The Layout at a Glance:

- **Grand Foyer:** Spacious central entrance hall featuring a classic Viennese "Kloppbalkon" (small utility balcony).
- **Living-Dining Area:** Bright, sun-drenched, and ideal for entertaining.
- **Separate Kitchen:** Fully equipped kitchen with a window and a cozy dining area.
- **Bedrooms:** 2 to 3 versatile bedrooms (two rooms face the Josefstädter Straße).
- **Bathrooms & WCs:** Main bathroom with bathtub and shower, plus a second guest bathroom with a walk-in shower. Features 2 separate toilets.
- **Storage:** Practical utility room in the apartment and a private basement storage unit.

Premium Features & Historic Details:

- Classic herringbone parquet flooring (Fischgrät) and high-quality tiles.
- Elegant double doors (Flügeltüren) and characteristic high ceilings.
- Comfortable passenger elevator in the building.
- Independent gas floor heating system. HWB C/ 110,4

Prime Location & Infrastructure:

Located in the highly sought-after Josefstadt neighborhood, within walking distance of the famous Theater in der Josefstadt and close to Albertgasse / Hamerlingplatz. Excellent restaurants, cafes, supermarkets, and boutiques are right outside your door.

- **Public Transport:** Perfect connectivity via Metro U6 and tram lines 2, 5, and 33.

Financials & Terms:

- **Total Monthly Rent:** € 3,140.81 (includes operating costs, elevator maintenance, and VAT).
- **Security Deposit:** 4 months' gross rent (€ 12,563.-).
- **Lease Term:** Unlimited / Long-term contract (unbefristet).
- **Availability:** Available immediately.
- **Brokerage Fee:** Commission-free for the tenant (Bestellerprinzip).

Expat housing Vienna, Apartment rental 1080, Family apartment Vienna, Unlimited lease Vienna, Josefstadt property, Historic apartment Vienna, Real estate Vienna 8th district, commission-free rental

General

Property number	9844
Property type	Wohnung

Costs

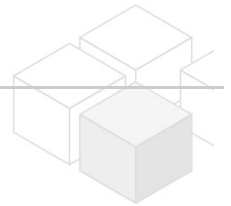
net rent	€ 2.450,88
gross rent	€ 2695.97
operating cost	€ 444.84
total rent	€ 3.140,81
Kaution	€ 12563

Keyfacts

living area	153.18m ²
rooms	4
bedroom	3
bath	2
WC	2
Property age	Altbau
condition	sehr gut
Available from	sofort
Contract type	unbefristet

Furnishing

type of heating	Etagenheizung
Flooring	Parkettboden
parking	--
kitchen	ja
balcony	ja
elevator	ja



Energy Performance Certificate

HWB (kwh/m ² /Jahr)	110.4
HWB Energieklasse	D
fGEE	2.03
fGEE Energieklasse	D

Lage

Verkehrsanbindung	U6, 2, 5, 33
Nähe	Albertgasse, Hamerlingplatz