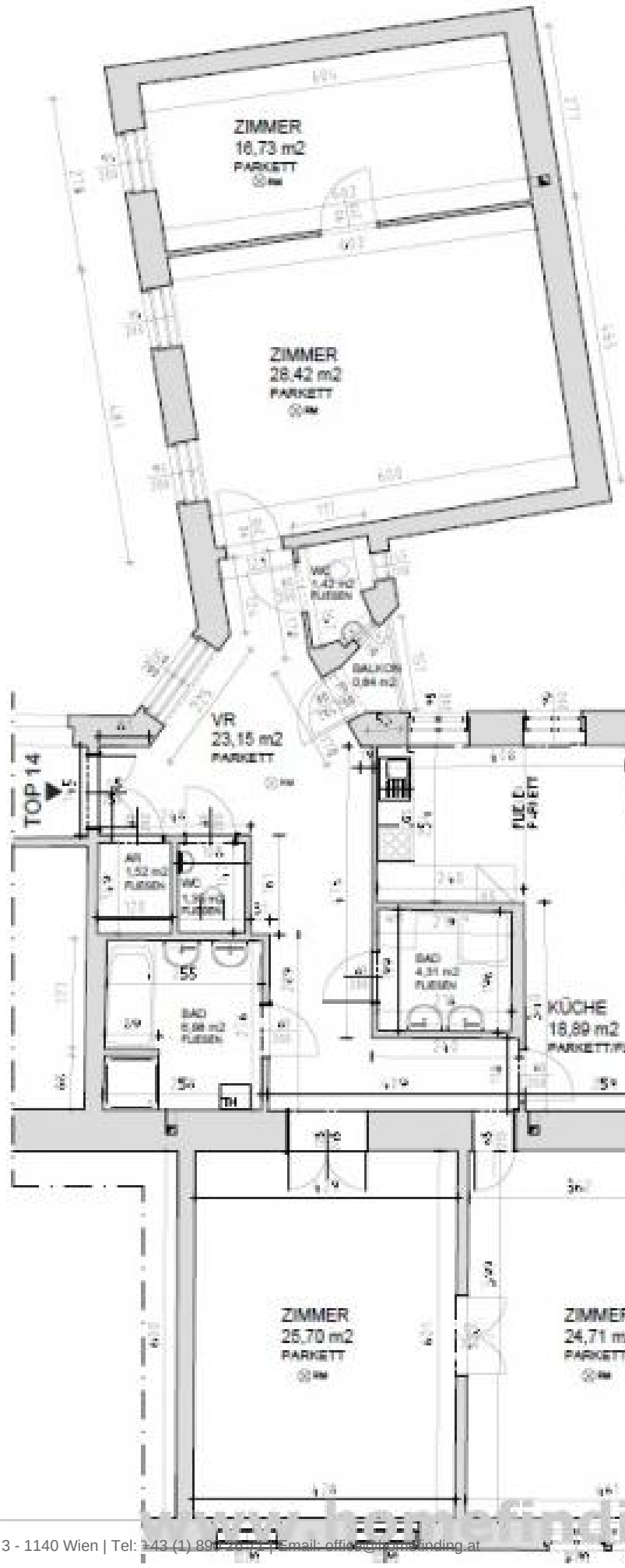
# 153m² Historic Charm | 1080 Vienna | Unlimited | Perfect for Expats & Families

1080 Wien, Proximity: Albertgasse, Hamerlingplatz

## € 3.140,81 /month

## Plans


ZIMMER
16,73 m2
PARKETT
ZIMMER
28,42 m2
PARKETT
WC
1,43 m2
FLIESEN
BALKON
0,84 m2
VR
23,15 m2
PARKETT
TOP 14
AR
1,52 m2
FLIESEN
WC
1,58 m2
FLIESEN
55
BAD
5,98 m2
FLIESEN
BAD
4,31 m2
FLIESEN
KÜCHE
18,89 m2
ZIMMER
25,70 m2
PARKETT
ZIMMER
24,71 m
PARKETT

# 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 "Klopfbalkon" (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

| | |
|---|---|
| Propertynumber | 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 |
| $f_{GEE}$ | 2.03 |
| $f_{GEE}$ Energieklasse | D |

## Lage

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