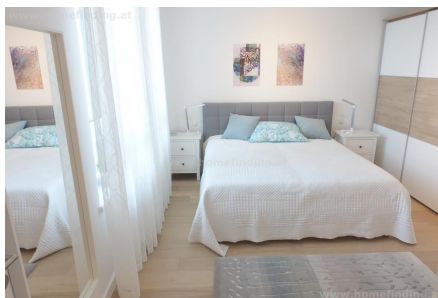


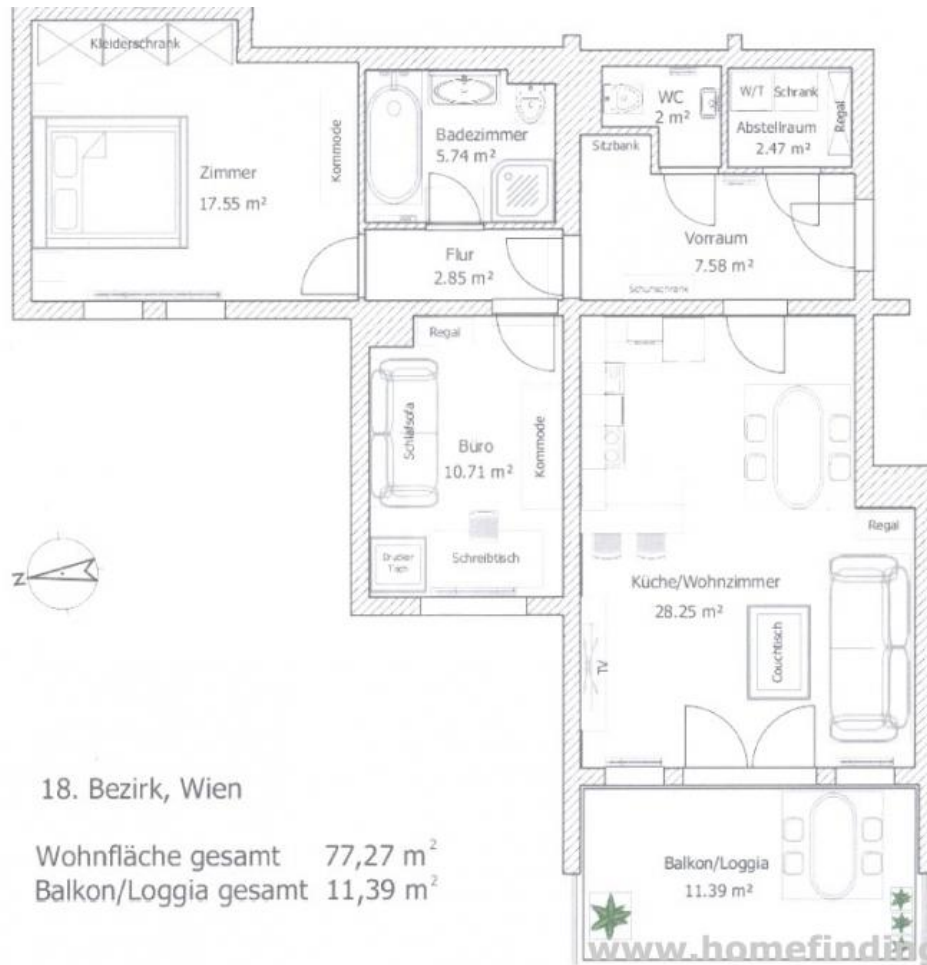
great 3 rooms, furnished, balcony west sided

📍 1180 wien, Proximity: Gersthofer Platz

€ 2.100,- /month



Plans



About Property

Nice 3 rooms with west sided balcony in central location of 18th district.

LOCATION:

Shops, restaurants, supermarkets, post office, pharmacy shop as well as public transport can be reached within a few minutes. The tram lines connect within 20 minutes to the city center.

PROPERTY:

the apartment has following rooms:

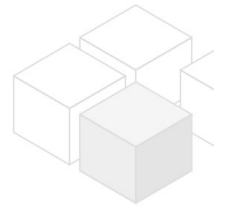
- .entree
- .ca 28m² living dining room and ca 11m² balcony
- .open kitchen
- .bedroom
- .second bedroom/study
- .bathroom (tub, shower, toilet)
- .guest toilet
- .storage room

equipment:

- .wooden and tiled floors
- .ca 11m² balcony

COSTS:

- rent: general maintenance costs included (VAT-free)
- additional monthly costs: € 47.98 for heating prepayment
- deposit: 3 gross rents



General

Property number	10022
Property type	Wohnung

Costs

net rent	€ 1.850,95
gross rent	€ 1850.95
operating cost	€ 249.05
total rent	€ 2.100,-

Keyfacts

living area	77.27m ²
rooms	3
bedroom	2
bath	1
WC	2

Property age	Neubau
condition	sehr gut
Available from	1.9.2025
Contract type	befristet

Furnishing

type of heating	Zentralheizung
furnished	ja
Flooring	Parkettboden
parking	--
kitchen	ja
balcony	ja
Loggia	1
elevator	ja

Energy Performance Certificate

HWB (kwh/m ² /Jahr)	24.7
HWB Energieklasse	A

Lage

Verkehrsanbindung	41, 10A, S-45
Nähe	Gersthofer Platz