

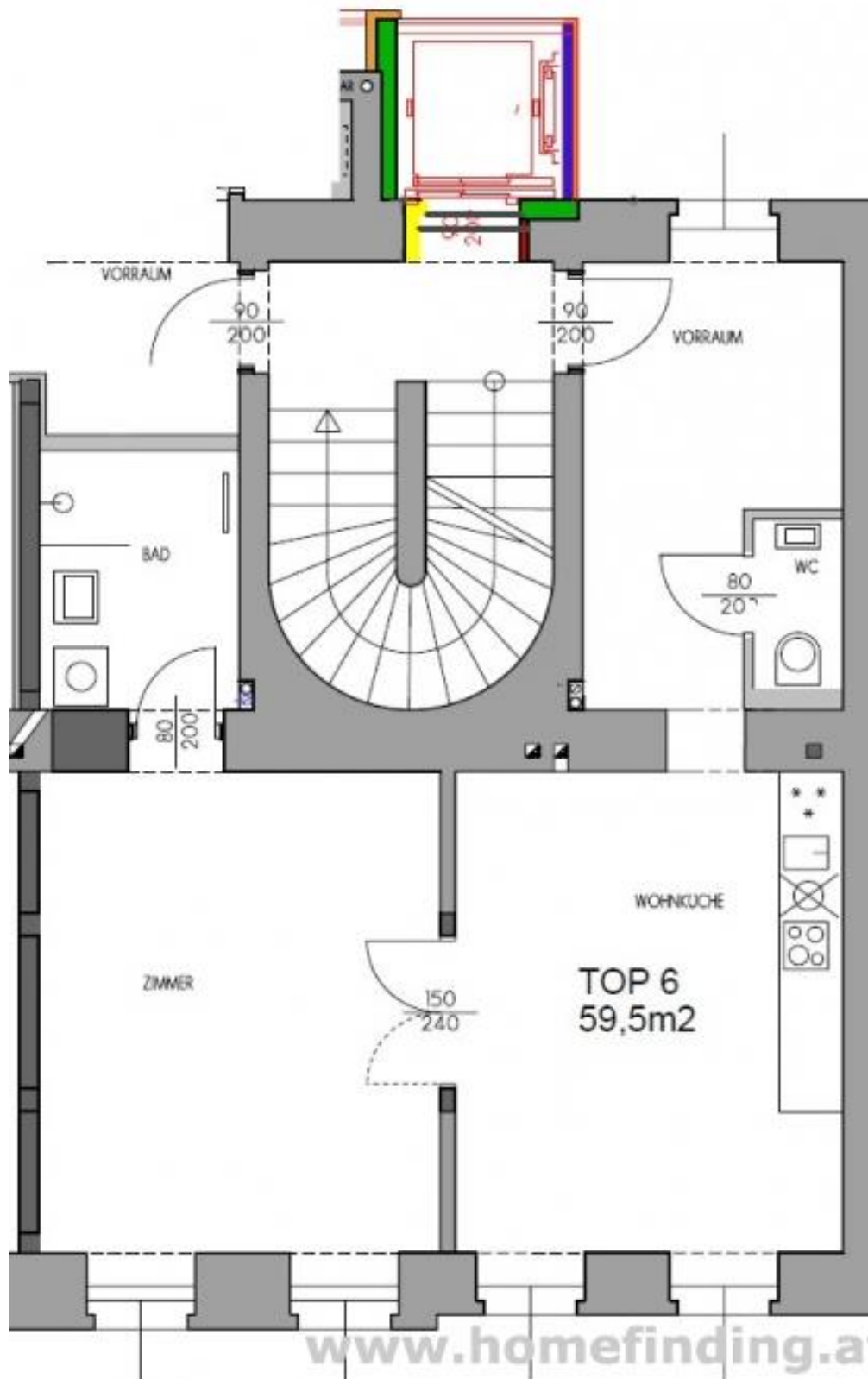
## refurbished 2 rooms - furnished

📍 1180 Wien, Proximity: Währinger Straße, Schubertpark

€ 1.203,07 /month



## Plans



www.homefinding.at

## About Property

Great 2 rooms in an old style building close to Schubertpark.

### LOCATION

Shops, restaurants, supermarkets can be found at Währinger Straße. Public lines 40, 41, 42 connect fast with city center.

### PROPERTY

the apartment Shows following rooms:

.entree  
.living dining room with open kitchen  
.bedroom  
.bathroom  
.toilet

### Equipment:

wooden and tiled floors, elevator, furnished (bed, table, sofa, ..)

### COSTS

rent: general maintenance costs, elevator, furniture and VAT included

deposit: 3 gross rents

## General

|                 |         |
|-----------------|---------|
| Property number | 10187   |
| Property type   | Wohnung |

## Costs

|                       |            |
|-----------------------|------------|
| net rent              | € 660,35   |
| gross rent            | € 726.39   |
| operating cost        | € 168.52   |
| other operating costs | € 308.16   |
| total rent            | € 1.203,07 |

## Keyfacts

|                |                      |
|----------------|----------------------|
| living area    | 59.5m <sup>2</sup>   |
| rooms          | 2                    |
| bedroom        | 1                    |
| bath           | 1                    |
| WC             | 1                    |
| Property age   | Altbau               |
| condition      | sehr gut             |
| Available from | 15.6.2025 frühestens |

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|               |           |
|---------------|-----------|
| Contract type | befristet |
|---------------|-----------|

## Furnishing

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|                 |               |
|-----------------|---------------|
| type of heating | Etagenheizung |
| furnished       | ja            |
| Flooring        | Parkettboden  |
| parking         | --            |
| kitchen         | ja            |
| elevator        | ja            |

## Energy Performance Certificate

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|                   |   |
|-------------------|---|
| HWB Energieklasse | D |
|-------------------|---|

## Lage

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|                   |                                |
|-------------------|--------------------------------|
| Verkehrsanbindung | 40, 41, 42                     |
| Nähe              | Währinger Straße, Schubertpark |

