

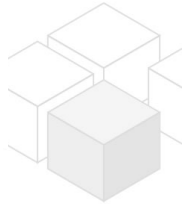
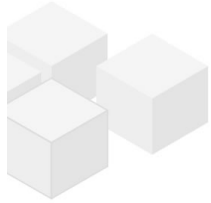
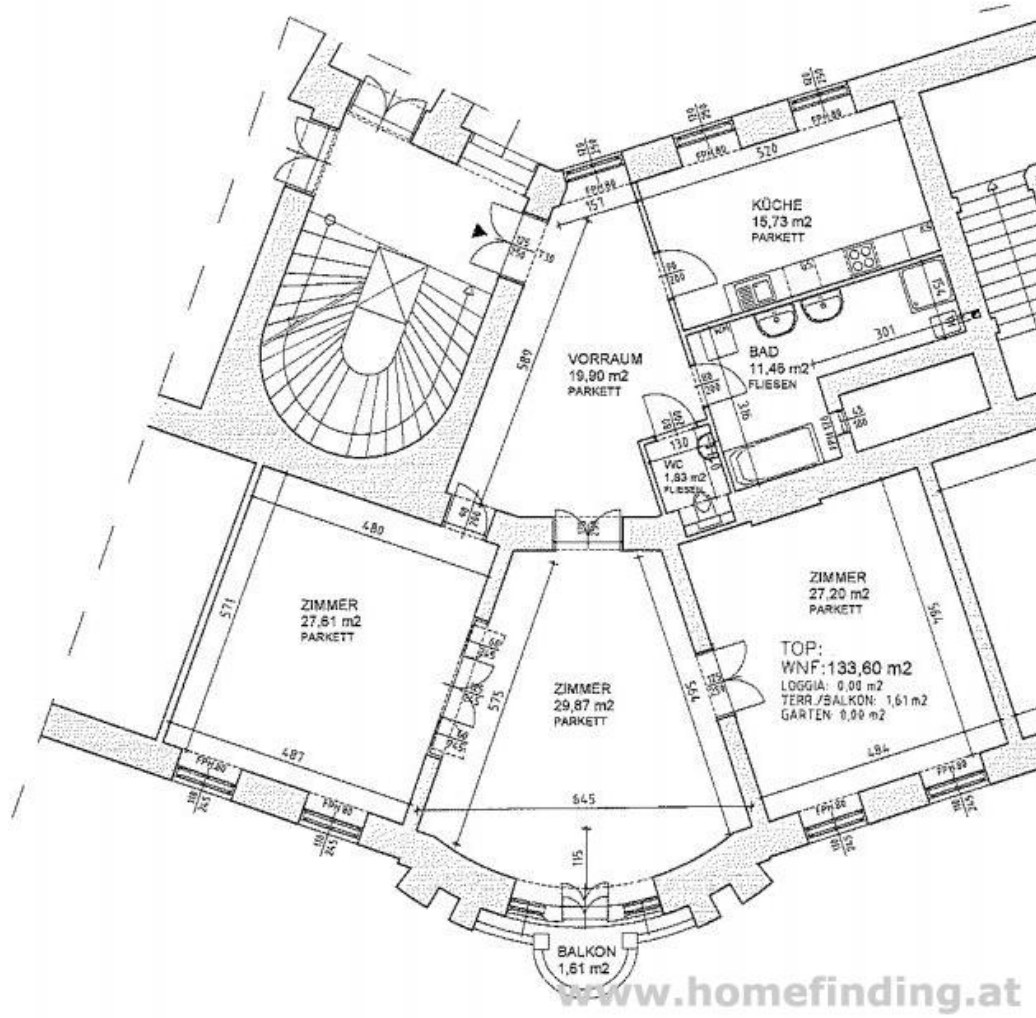
# Nice 3 rooms with balcony near Nußdorferstraße

📍 1090 Wien, Proximity: Nussdorfer Straße, Währinger Straße, Alserbachstraße

€ 2.737,42/month



Plans



www.homefinding.at

## About Property

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This beautiful apartment is located in a very well-kept old Viennese apartment building in a central city location.

### LOCATION

Nussdorfer Straße offers a perfect infrastructure: shops, restaurants, supermarkets, etc. are within walking distance.

### PUBLIC TRANSPORT

5, 33, 37, 38, 40A

### PROPERTY

The apartment itself has the following rooms:

#### Entree

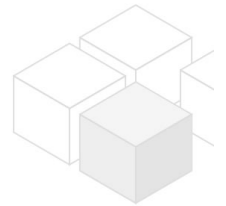
living dining room with balcony  
separate kitchen  
2 bedrooms  
bathroom (tub, shower)  
separate toilet.

#### Equipment:

.wooden and tiled floors  
.balcony (approx. 1.51m<sup>2</sup>)  
.cellar

### COSTS

Rent: general maintenance costs, elevator and VAT included  
Deposit: 4 gross rents



## General

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Property number	10273
Property type	Wohnung

## Costs

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net rent	€ 2.144,16
gross rent	€ 2358.58
operating cost	€ 378.84
total rent	€ 2.737,42
Kaution	€ 10950

## Keyfacts

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living area	134.01m <sup>2</sup>
rooms	3

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bedroom	2
bath	1
WC	1
Property age	Altbau
condition	sehr gut
Available from	Sofort
Contract type	befristet

## Furnishing

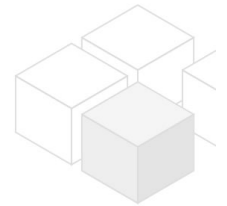
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type of heating	Etagenheizung
Flooring	Parkettboden
parking	--
kitchen	ja
balcony	ja
elevator	ja

## Energy Performance Certificate

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HWB (kwh/m <sup>2</sup> /Jahr)	97.4
HWB Energieklasse	D
fGEE	2.67
fGEE Energieklasse	E



## Lage

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Verkehrsanbindung	5, 33, 37, 38, 40A
Nähe	Nussdorfer Straße, Währinger Straße, Alserbachstraße