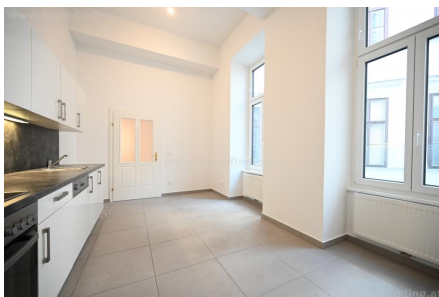


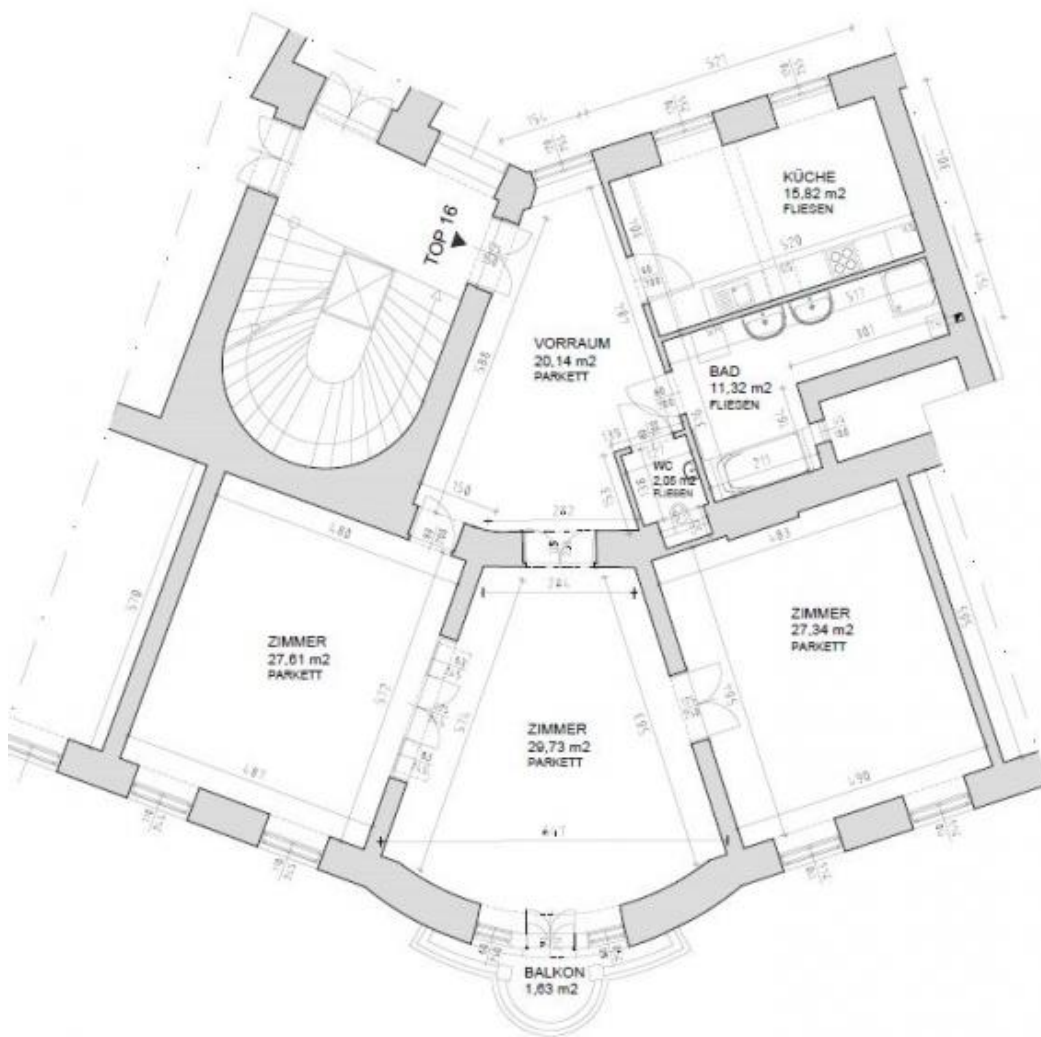
Nice 3 rooms with balcony near Nußdorferstraße

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

€ 2.490,- /month



Plans



www.homefinding.at

About Property

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

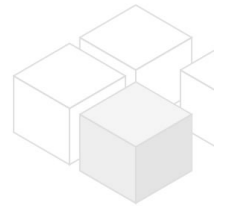
.balcony (approx. 1.51m²)

.cellar

COSTS

Rent: general maintenance costs, elevator and VAT included

Deposit: 4 gross rents



General

Property number	10273
Property type	Wohnung

Costs

net rent	€ 1.919,24
gross rent	€ 2111.16
operating cost	€ 378.84
total rent	€ 2.490,-
Kaution	€ 9960

Keyfacts

living area	134.01m²
rooms	3

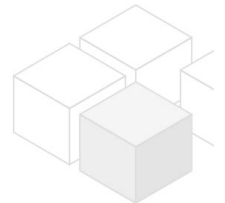
bedroom	2
bath	1
WC	1
Property age	Altbau
condition	sehr gut
Available from	Sofort
Contract type	befristet

Furnishing

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

Energy Performance Certificate

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



Lage

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