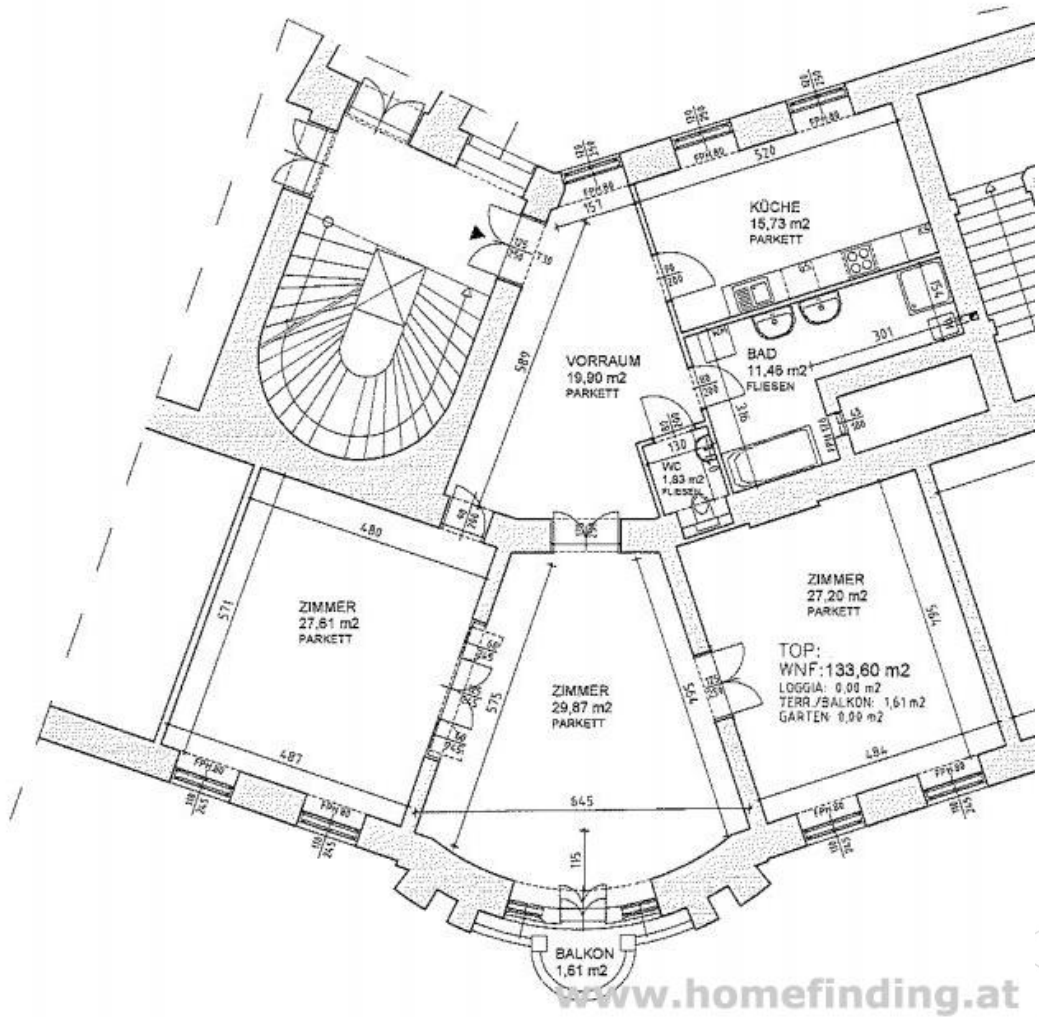
Nice 3 rooms with balcony near Nußdorferstraße

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

€ 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

Propertynumber	10273
Property type	Wohnung

Costs

net rent	€ 1.919,24
gross rent	€ 2111.16
operating cost	€ 378.84
total rent	€ 2.490,-
Kaution	€ 10360

Keyfacts

living area	134.01m^2
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
f_{GEE}	2.67
f_{GEE} Energieklasse	E

Lage

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