

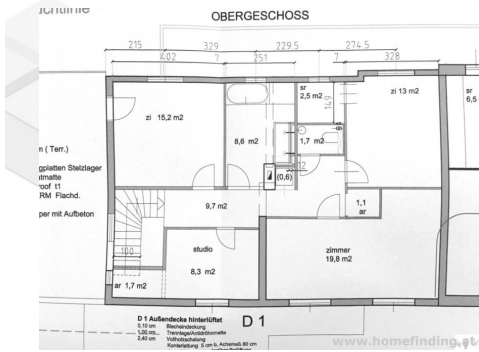
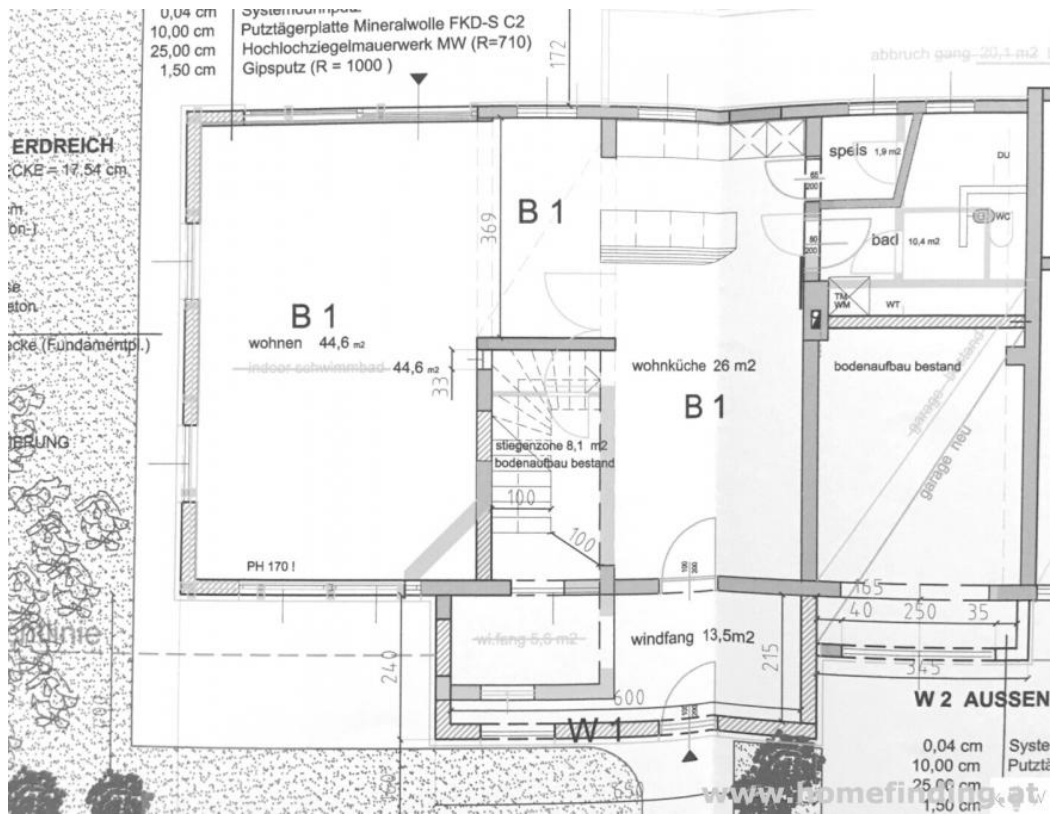
# great duplex house

📍 1230 Wien, Proximity: Friedhof Mauer, Ursulinen

€ 3.995,-/month



## Plans



## About Property

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Great refurbished semi detached house in Mauer.

### LOCATION

Shops, restaurants, supermarkets etc can be reached by a short drive. The public lines are within walking distance and offer a quick transfer to other districts.

### PUBLIC TRANSPORT

56A, 60, 60A

### PROPERTY

The house shows following rooms on 2 levels:

>ground floor:

- .entrance
- .living dining room with open kitchen and access to 15m2 terrace/ to the garden
- .pantry
- .bathroom (shower, toilet)

>first floor:

- .hallway
- .3 bedrooms with walk in closet
- .bedroom with terrace
- .bathroom (tub, shower)
- .separate toilet
- .storage room.

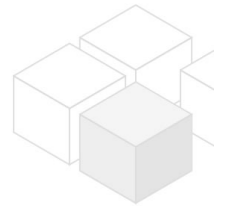
### EQUIPMENT

- .wooden and tiled floors
- .ca 15m2 terrace
- .40m<sup>2</sup> roof terrace
- .air condition
- .electric blinds
- .floor heating

### COSTS

rent: general maintenance costs and VAT included

deposit: 3 gross rents



## General

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Property number	10516
Property type	Haus

## Costs

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total rent	€ 3.995,-
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## Keyfacts

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living area	180m <sup>2</sup>
rooms	5
bedroom	4
bath	2
WC	2
Property age	Neubau
condition	sehr gut
Available from	1.8.2026
Contract type	befristet

## Furnishing

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type of heating	Etagenheizung
Flooring	Parkettboden
parking	Garage
kitchen	ja
Klimaanlage	ja
Terrasse	1

## Energy Performance Certificate

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HWB Energieklasse	D
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## Lage

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Verkehrsanbindung	60A, 56A, 58B
Nähe	Friedhof Mauer, Ursulinen