

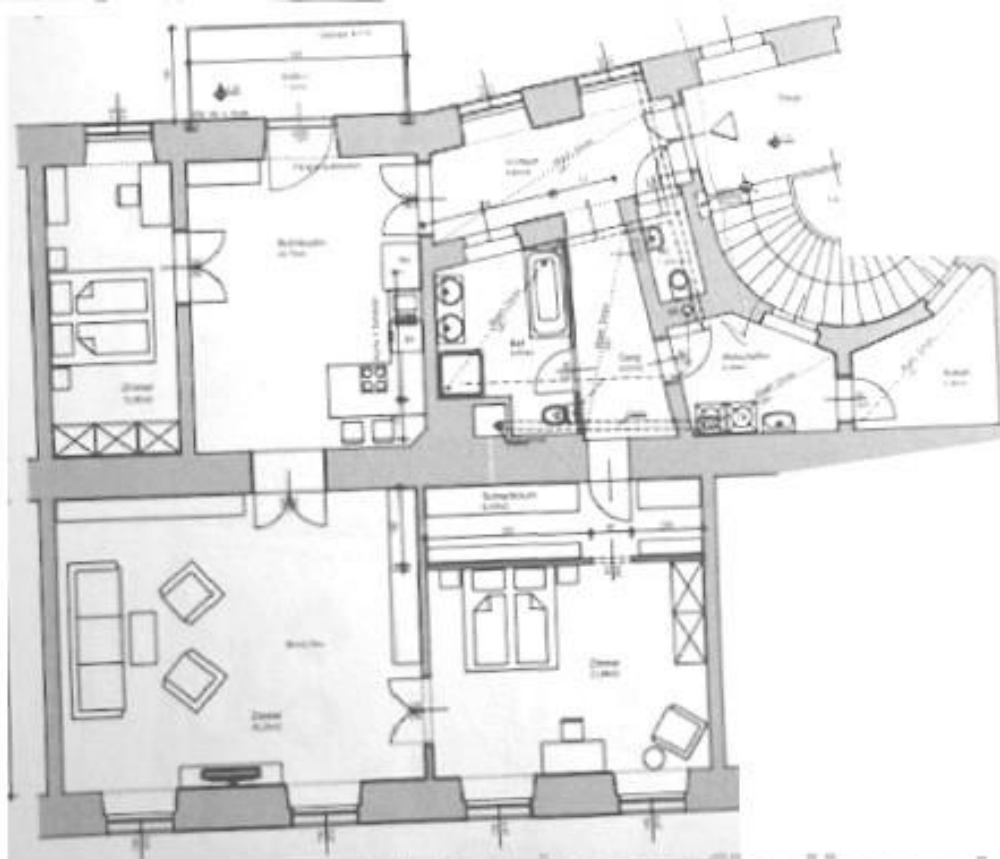
great 4 rooms close to Rochusmarkt

📍 1030 Wien, Proximity: Neulinggasse, Beatrixgasse

€ 2.405,- /month



Plans



www.homefinding.at

About Property

very nice spacious old style apartment close to Rochusmarkt.

LOCATION

Shops, Restaurants, supermarkets, etc can be reached by a short walk to Rochusmarkt/Landstraßer Hauptstraße. Pulic lines (U3, O, 4A, 74A) connect fast to other districts. A public garage can be reached through the yard.

PROPERTY

The apartment itself is on the first floor and has following rooms:

- .entree
- .living room
- .dining room with open kitchen
- .bedroom with walk in closet
- .second bedroom
- .bathroom (tub, shower, toilet)
- .guest toilet
- .laundry room
- .storage room

equipment:

- .wooden and tiled floors
- .cellar
- .balcony

COSTS

rent: general maintenance costs and VAT included, elevator costs come on top
deposit: 3 gross rents



General

Property number	10965
Property type	Wohnung

Costs

net rent	€ 1.950,-
gross rent	€ 2145
operating cost	€ 260
total rent	€ 2.405,-

Keyfacts

living area	142m ²
rooms	4
bedroom	2

bath	1
WC	2
Property age	Altbau
condition	sehr gut
Available from	September 2025
Contract type	befristet

Furnishing

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

Energy Performance Certificate

HWB (kwh/m ² /Jahr)	122.31
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Lage

Verkehrsanbindung	(U3, O, 4A, 74A
Nähe	Neulinggasse, Beatrixgasse