

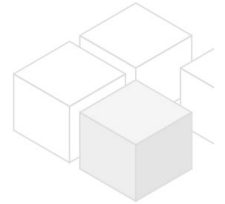
## 3 rooms close to U4 Friedensbrücke

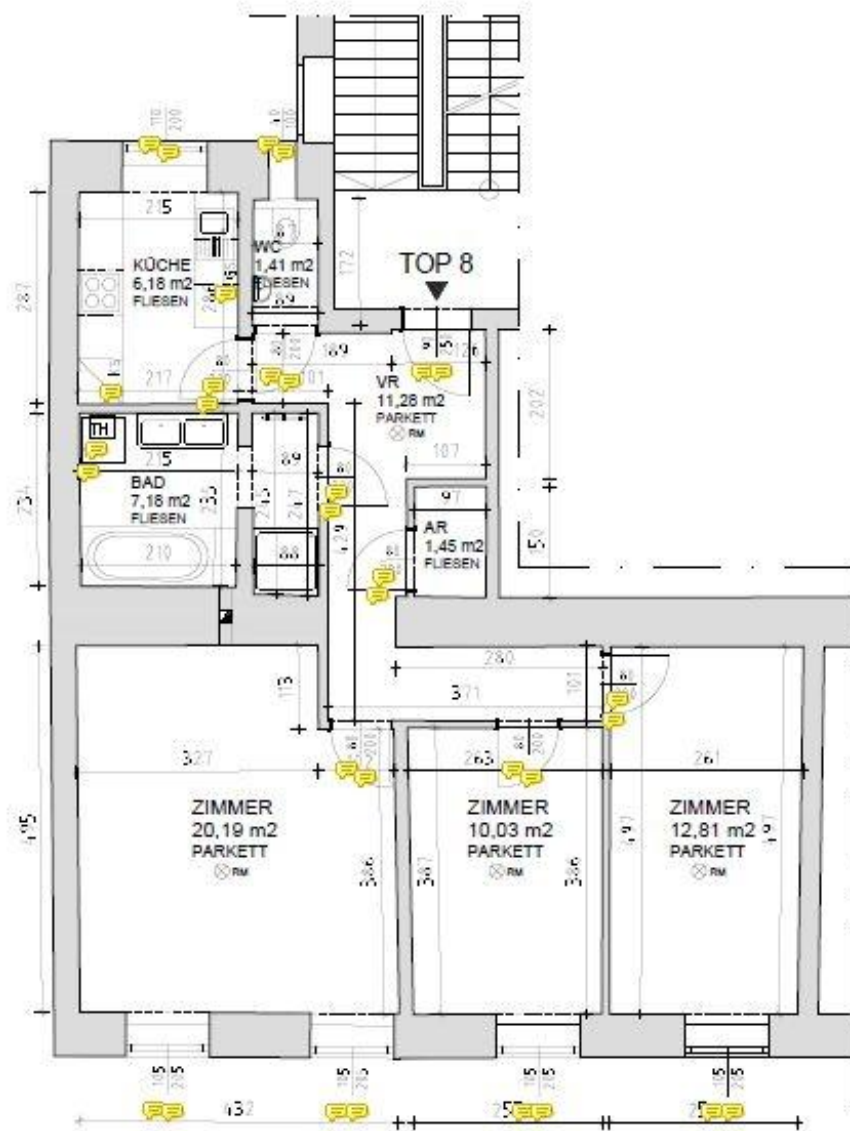
📍 1090 Wien, Proximity: Alserbachstraße/ Friedensbrücke

€ 1.446,92/month



**Plans**





[www.homefinding.at](http://www.homefinding.at)

## About Property

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nice 3 room apartment close to Friedensbrücke.

### LOCATION

Shops, restaurants, supermarkets can be found within walking distance. The public lines 33, 5, U4, D connect to other districts.

### PROPERTY

The apartment has following rooms:

- .entree
- .ca 20m2 living dining room
- .separate kitchen with window
- .2 bedrooms
- .bathroom (tub)
- .separate toilet
- .storage room

### EQUIPMENT

- .wooden and tiled floors,
- .elevator

### COSTS

rent: general maintenance costs, elevator and VAT included  
deposit: 4 rents

## General

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Property number	11070
Property type	Wohnung

## Costs

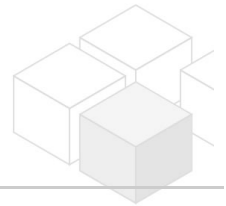
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net rent	€ 1.093,21
gross rent	€ 1202.53
operating cost	€ 244.39
total rent	€ 1.446,92
Kaution	€ 5788

## Keyfacts

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living area	70.53m <sup>2</sup>
rooms	3
bedroom	2
bath	1
WC	1



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Property age	Altbau
condition	sehr gut
Available from	1.7.2026
Contract type	unbefristet

## Furnishing

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

## Energy Performance Certificate

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HWB (kwh/m <sup>2</sup> /Jahr)	89.7
HWB Energieklasse	C

## Lage

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Verkehrsanbindung Nähe	33, 5, U4, D Alserbachstraße/ Friedensbrücke
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