

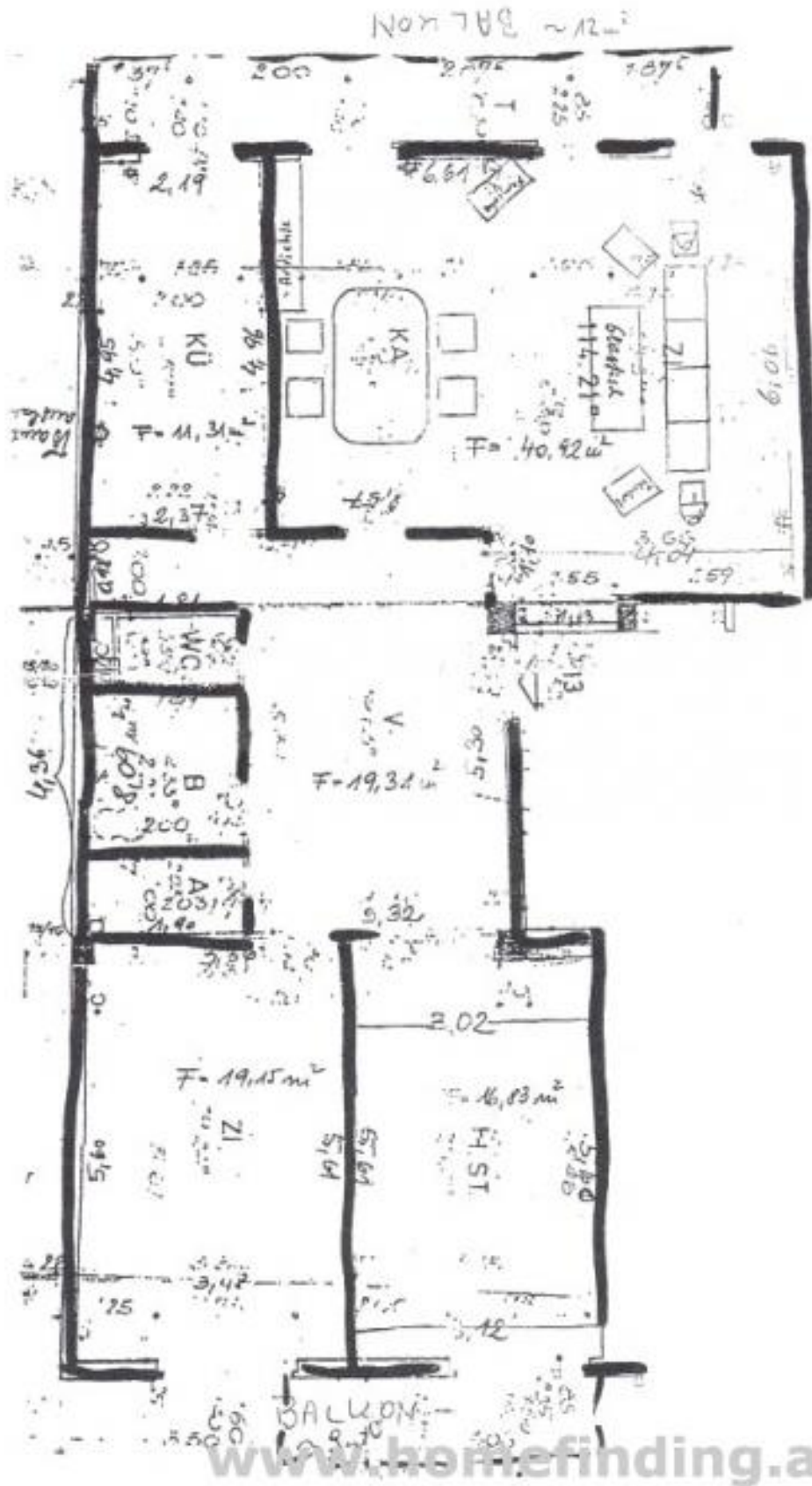
nice 3 rooms with 2 balconies close to Naschmarkt

📍 1040 Wien, Proximity: Naschmarkt, TU-Wien

€ 1.855,80/month



Plans



About Property

nice 3 rooms apartment with 2 balconies near Naschmarkt

LOCATION

Shops, restaurants, supermarkets etc. are nearby. The well known Naschmarkt or Karlsplatz are within walking distance. Public lines in the near area and connect quickly with other districts.

PUBLIC TRANSPORT

U1, U4, 1, 62

PROPERTY

The apartment is located on the attic and offers following rooms:

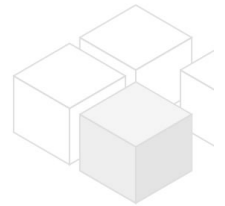
- .entree
- .living dining room with balcony and air condition
- .separate kitchen with dining space and window
- .2 bedrooms facing the backyard - one with balcony
- .bathroom (tub, shower)
- .separate toilet
- .storage room

EQUIPMENT

- .Wooden and tiled floors
- .2 balconies

COSTS

rent: general maintenance costs included, NO VAT
additional monthly costs: € 169,55 for heating
deposit: 3 gross rents



General

Property number	11256
Property type	Wohnung

Costs

net rent	€ 1.422,43
gross rent	€ 1564.67
operating cost	€ 291.13
total rent	€ 1.855,80

Keyfacts

living area	115m ²
rooms	3
bedroom	2

bath	1
WC	1
Property age	Neubau
condition	gut
Available from	Juli 2025
Contract type	befristet

Furnishing

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

Energy Performance Certificate

HWB Energieklasse	D
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Lage

Verkehrsanbindung	U1, U4, 1, 62
Nähe	Naschmarkt, TU-Wien