

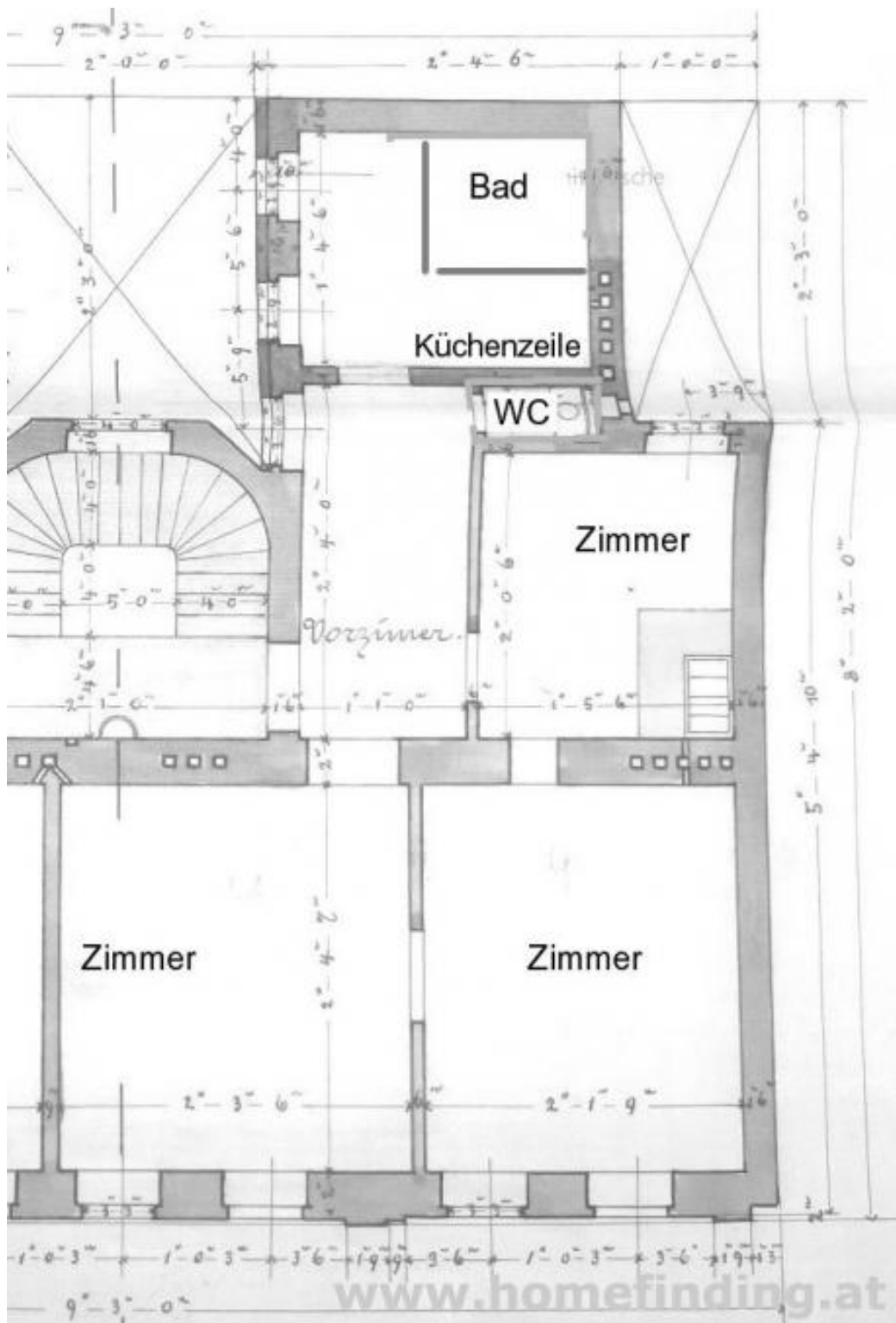
spacious 3 room apartment close to Wiedner Hauptstraße

📍 1040 Wien, Proximity: Kolschitzkygasse, Alois Drasche Park

€ 1.241,34 /month



Plans



About Property

nice 3 room apartment in quiet side street of 4th district.

LOCATION

Caused by it's urban site it is well connected to public transport (U1, 1, 18, 62, 13A, S-Bahn) and has easy access to all kinds of shopping facilities. Post office, restaurants etc are not far.

PROPERTY

The apartment shows following rooms:

- .entree
- .living dining room
- .separate kitchen with window
- .big bedroom
- .second smaller bedroom
- .bathroom (shower)
- .separate toilet

Equipment:

- .wooden and tiled floors
- .elevator

COSTS

rent: general maintenance costs and VAT included
deposit: 3 gross rents

General

Property number	11444
Property type	Wohnung

Costs

net rent	€ 856,10
gross rent	€ 941.71
operating cost	€ 299.63
total rent	€ 1.241,34

Keyfacts

living area	87m ²
rooms	3
bedroom	2
bath	1
WC	1
Property age	Altbau

condition	--
Available from	September 2025
Contract type	befristet

Furnishing

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

Energy Performance Certificate

HWB (kwh/m ² /Jahr)	103.80
HWB Energieklasse	D

Lage

Verkehrsanbindung	U1, 1, 18, 62, 13A, S-Bahn
Nähe	Kolschitzkygasse, Alois Drasche Park

