

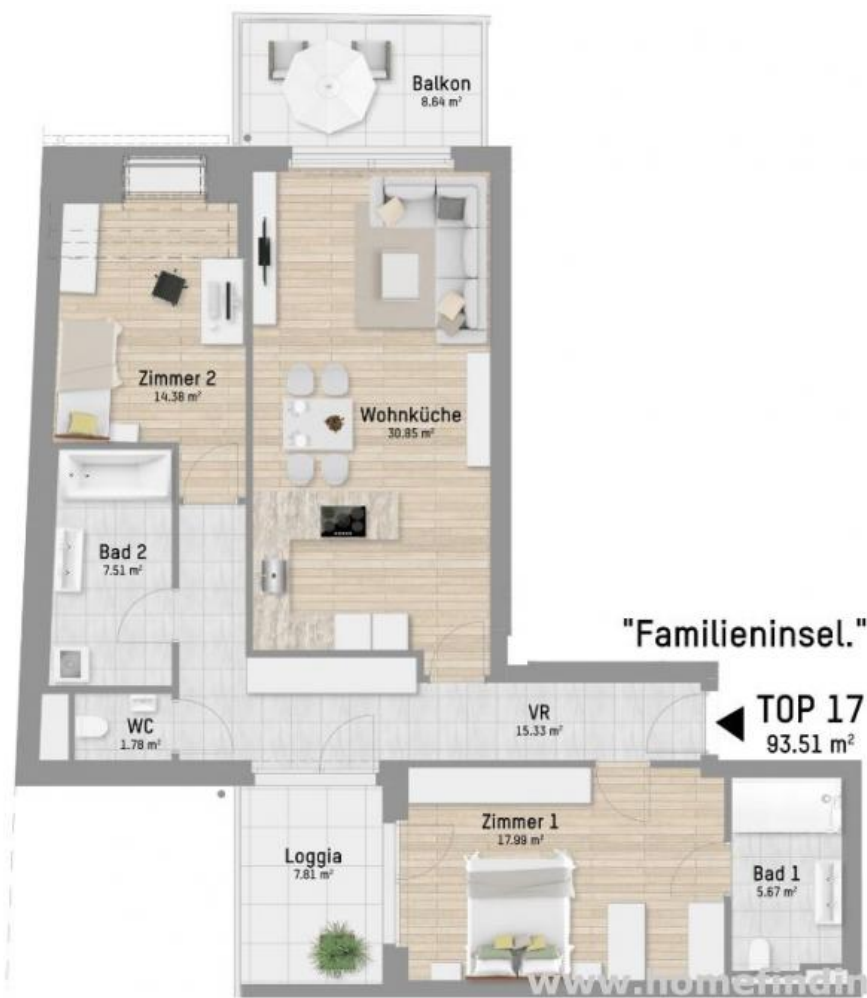
First time use: nice 3 room apartment with balcony and loggia

📍 1210 Wien, Proximity: Großfeldsiedlung, Kürschnergasse

€ 2.290,-/month



Plans



About Property

First time use: Beautiful 3-room apartment with balcony and loggia

LOCATION

Supermarkets, restaurants, pharmacies, shops, etc. are just a few minutes' walk away. The Donauzentrum shopping center can also be reached quickly and offers a variety of shops etc. Public transport is in the immediate vicinity and quickly connects you to other districts.

PUBLIC

Lepoldau: U1, 28A, 29A, 29, S1, S2, S3, S7, REX

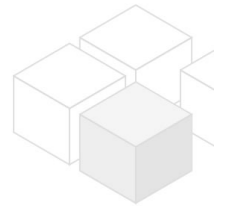
OBJECT

The apartment offers the following rooms:

- .Entree
- .Living dining room with open kitchen and balcony
- .a bedroom with bathroom (shower, toilet) and loggia
- .second bedroom
- .Bathroom (shower)
- .WC

EQUIPMENT

- .Wooden and tiled floors
- .approx. 8.64m² balcony
- .ca 7.81m² loggia
- .heating and cooling using a heat pump
- .floor heating
- .garage space possible (price on request)
- .kitchen will be delivered within 4-6 weeks



COST

Rent: including maintenance costs; VAT included

Deposit: 6 gross rents

General

Property number	11486
Property type	Wohnung

Costs

net rent	€ 1.924,54
gross rent	€ 2116.99
operating cost	€ 173
total rent	€ 2.290,-

Keyfacts

living area	93.19m ²
rooms	3
bedroom	2
bath	2
WC	2
Property age	Neubau
condition	sehr gut
Available from	Sofort
Contract type	befristet

Furnishing

type of heating	Fussboden
Flooring	Parkettboden
parking	Garage
kitchen	nein
balcony	ja
Loggia	1
elevator	ja

Energy Performance Certificate

HWB (kwh/m ² /Jahr)	29
fGEE	0.72

Lage

Verkehrsanbindung	U1, 28A, 29A, 29, S1, S2, S3, S7, REX
Nähe	Großfeldsiedlung, Kürschnergasse