

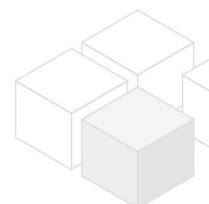
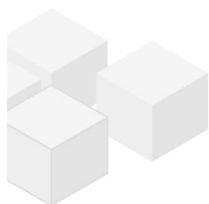
First time use: modern 3 rooms with terrace, 2 bathrooms

📍 1210 Wien, Proximity: Leopoldau

€ 2.790,-/month



Plans



About Property

First time use: exclusive 3 room apartment

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 TRANSPORT

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

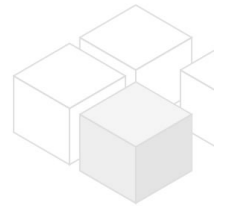
OBJECT

The apartment offers the following rooms:

- .Entree
- .Living dining room with open kitchen and terrace
- .bedroom with bathroom (shower, toilet)
- .second bedroom
- .bathroom (tub)
- .WC
- .storage room

EQUIPMENT

- .Wooden and tiled floors
- .terrace approx. 16.58m²
- .heating and cooling using a heat pump
- .floor heating
- .garage space possible (price on request)



COST

Rent: maintenance costs and VAT included

Deposit: 6 gross rents

General

Property number	11488
Property type	Wohnung

Costs

net rent	€ 2.361,82
gross rent	€ 2598
operating cost	€ 192
total rent	€ 2.790,-

Keyfacts

living area	102.6m ²
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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
Terrasse	1
elevator	ja

Energy Performance Certificate

HWB (kwh/m ² /Jahr)	29
fGEE	0.72

Lage

Verkehrsanbindung	U1, S1, S2, S3, S7, REX
Nähe	Leopoldau