

# First time use: nice 3 room apartment with two balconies

📍 1210 Wien, Proximity: U1 Leopoldau

€ 2.490,-/month



Plans



## About Property

First time use: Beautiful 3-room apartment with two balconies

### 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, S1, S2, S3, S7, REX

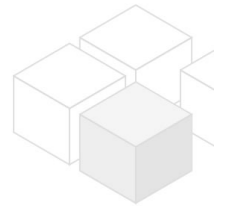
### OBJECT

The apartment offers the following rooms:

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

### EQUIPMENT

- .Wooden and tiled floors
- .2 balconies - each ca 16m<sup>2</sup>
- .heating and cooling using a heat pump
- .floor heating
- .garage space possible (price on request)
- .kitchen can be delivered within 4-6 weeks



### COST

Rent: including maintenance costs; VAT included

Deposit: 6 gross rents

## General

Property number	11490
Property type	Wohnung

## Costs

net rent	€ 2.077,27
gross rent	€ 2285
operating cost	€ 205
total rent	€ 2.490,-

## Keyfacts

living area	92.9m <sup>2</sup>
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rooms	3
bedroom	2
bath	1
WC	2
Property age	Neubau
condition	sehr gut
Available from	Sofort
Contract type	befristet

## Furnishing

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

## Energy Performance Certificate

HWB (kwh/m <sup>2</sup> /Jahr)	32
fGEE	0.65

## Lage

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