

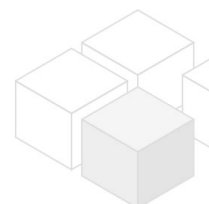
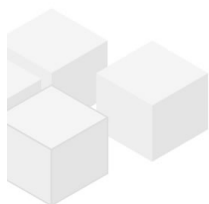
## brand new: great 2-rooms with terrace + garden

📍 1220 Wien, Proximity: Aspern, Siegesplatz

€ 1.390,-/month



## Plans



## About Property

Beautiful 2-room apartment with terrace and garden

### 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

92A, 98A

### OBJECT

The apartment offers the following rooms:

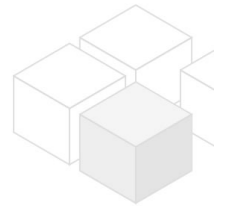
- .Anteroom
- .Living-dining room with open kitchen and access to the terrace and garden
- .a bedroom
- .Bath shower)
- .WC

### EQUIPMENT

Parquet and tiled floors, terrace approx. 21.5m², garden approx. 15m², heating and cooling using a heat pump, underfloor heating, garage space possible (price on request)

### COST

Rent: general maintenance costs and VAT included  
Deposit: 4 gross rents



## General

Property number	11494
Property type	Wohnung

## Costs

net rent	€ 1.161,81
gross rent	€ 1277.99
operating cost	€ 112
total rent	€ 1.390,-

## Keyfacts

living area	60.34m²
Grünfläche	15m²
rooms	2
bedroom	1
bath	1

WC	1
Property age	Neubau
condition	sehr gut
Available from	Sofort
Contract type	befristet

## Furnishing

type of heating	Fussboden
Flooring	Parkettboden
parking	Garage
kitchen	ja
Terrasse	1
elevator	ja

## Energy Performance Certificate

HWB (kwh/m <sup>2</sup> /Jahr)	33
fGEE	0.71

## Lage

Verkehrsanbindung	93A, 97A, 98A, 26A, 25
Nähe	Aspern, Siegesplatz