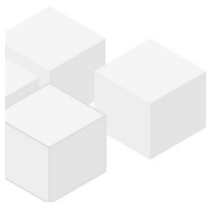


FIRST TIME USE: nice 4-room apartment with terrace

📍 1220 Wien, Proximity: Aspern, Siegesplatz

€ 2.990,-/month



Plans



www.homefinding.at

About Property

First time use: Beautiful 4-rooms on first floor of a brand new building

LOCATION

Supermarkets, restaurants, pharmacies, shops, etc. can be found nearby. 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

93A, 97A, 98A, 26A, 25

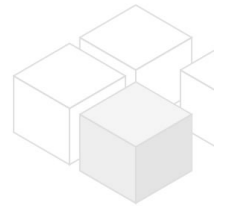
OBJECT

The apartment is on the first floor and offers the following rooms:

- .entree
- .living dining room with open kitchen and terrace
- .a bedroom with bathroom (tub) and closet space
- .two more bedrooms
- .bathroom (shower, tub, toilet)
- .guest toilet

EQUIPMENT

- .Wooden and tiled floors
- .terrace approx. 23.5m²
- .heating and cooling using a heat pump
- .floor heating
- .garage space possible (price on request)
- .kitchen will be delivered within 4-6 weeks



COSTS

Rent: general maintenance costs and VAT included

Deposit: 4 gross rents

General

Property number	11496
Property type	Wohnung

Costs

net rent	€ 2.534,54
gross rent	€ 2787.99
operating cost	€ 202
total rent	€ 2.990,-

Keyfacts

living area	122.07m ²
-------------	----------------------

rooms	4
bedroom	3
bath	2
WC	2
Property age	Neubau
condition	sehr gut
Available from	Sofort
Contract type	befristet

Furnishing

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

Energy Performance Certificate

HWB (kwh/m ² /Jahr)	33
fGEE	0.71

Lage

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