

# First time use: modern 5 rooms with garden, 2 terraces, 2 bathrooms

📍 1210 Wien, Proximity: Leopoldau

€ 3.690,-/month



## Plans



## About Property

First time use: exclusive garden apartment

### LOCATION

Supermarkets, restaurants, pharmacies, shops, etc. are just a few minutes' walk away. The Donauzentrum shopping center can also be reached quickly (4 underground stations) 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 access to the terrace and garden
- .a bedroom with bathroom (shower, toilet)
- .three more bedrooms
- .Bathroom (tub, toilet)
- .toilet
- .storage room
- .laundry room

### EQUIPMENT

- .Wooden and tiled floors
- .two terraces (35,23m<sup>2</sup>, 23,45m<sup>2</sup>)
- .Garden 21.83m<sup>2</sup>
- .Heating and cooling using a heat pump
- .floor heating
- .Garage space possible (price on request)

### COST

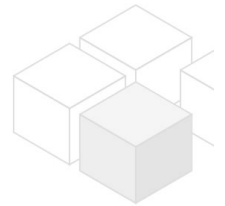
Rent: maintenance costs and VAT included  
Deposit: 6 gross rents

## General

Property number	11499
Property type	Wohnung

## Costs

net rent	€ 3.034,54
gross rent	€ 3337.99
operating cost	€ 352
total rent	€ 3.690,-



## Keyfacts

living area	171.25m <sup>2</sup>
Grünfläche	21.83m <sup>2</sup>
rooms	5
bedroom	4
bath	2
WC	3
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)	29
fGEE	0.72

## Lage

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