

## first time use: very nice old style apartment with balcony and nice view

📍 1190 Wien, Proximity: Döblinger Hauptstraße, Rudolfinerhaus

€ 4.499,-/month



## Plans



## About Property

Very exclusive, elegant first floor in a "Biedermeier-building".

### LOCATION

It is located absolutely quiet and has a great view over a nice garden. Shops, restaurants, supermarkets can be found nearby as well as Obkirchermart.

### PROPERTY

it has following rooms:

- large entrance/ veranda
- .dining room with open kitchen
- .living room with balcony
- .3 streetfacing bedrooms - one with walk in closet
- .bathroom (tub, shower, toilet)
- .separate toilet
- .fourth bedroom with study room
- .second bathroom (shower)

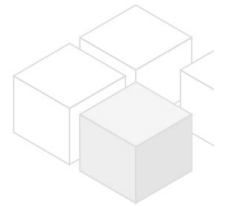
### Equipment:

- .wooden and tiled floors
- .swing doors
- .gas heating
- .ca 10m<sup>2</sup> balcony

### COSTS

Rent: general maintenance costs and VAT included

Deposit: 3 gross rents



## General

Property number	11507
Property type	Wohnung

## Costs

net rent	€ 3.790,-
gross rent	€ 4169
operating cost	€ 330
total rent	€ 4.499,-

## Keyfacts

living area	202m <sup>2</sup>
rooms	6
bedroom	4
bath	2

WC	2
Property age	Altbau
condition	sehr gut
Available from	sofort
Contract type	befristet

## Furnishing

type of heating	Etagenheizung
Flooring	Parkettboden
parking	--
kitchen	ja
balcony	ja

## Energy Performance Certificate

HWB Energieklasse	D
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## Lage

Verkehrsanbindung Nähe	37, 38, 10A, 39A, S 45 Döblinger Hauptstraße, Rudolfinerhaus
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