

First time use: nice 4 room apartment with garden

📍 1210 Wien, Proximity: U1 Leopoldau

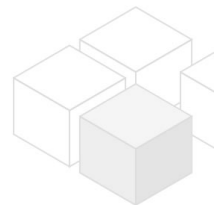
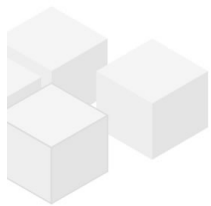
€ 2.990,- /month



Plans



1. OBERGESCHOSS www.homefinding.at



About Property

Duplex apartment with two terraces/ private 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

Lepoldau: U1, 28A, 29A, S1, S2, S3, S7, REX

OBJECT

The apartment offers the following rooms:

>level 1

- .Entree
- .Living dining room with open kitchen and terrace
- .study with access to the bigger garden
- .bathroom (shower, toilet, window)
- .storage room

>Level 2

- .hallway
- .3 bedrooms
- .bathroom (tub, shower, toilet, window)

EQUIPMENT

- .wooden and tiled floors
- .3 gardens (approx. 83.3m²)
- .2 terraces (approx. 29.7m²)
- .Heating and cooling using a heat pump
- .floor heating
- .Garage space possible (price on request)

COST

Rent: including maintenance costs; VAT included

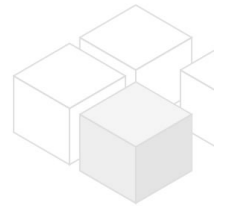
Deposit: 6 gross rents

General

Property number	11511
Property type	Wohnung

Costs

net rent	€ 2.460,91
gross rent	€ 2707
operating cost	€ 283
total rent	€ 2.990,-



Keyfacts

living area	119.9m ²
Grünfläche	83.3m 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	Fussboden
Flooring	Parkettboden
parking	Garage
kitchen	ja
Terrasse	1
elevator	ja

Energy Performance Certificate

HWB (kwh/m ² /Jahr)	32
fGEE	0.65

Lage

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