

First time use: nice 4 room apartment with garden

📍 1210 Wien, Proximity: U1 Leopoldau

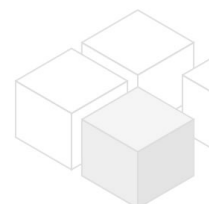
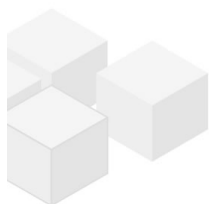
€ 2.990,-/month



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

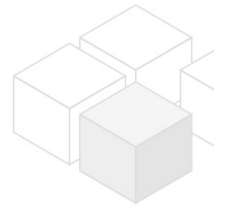
Deposit: 6 gross rents

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 |