

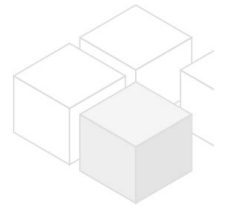
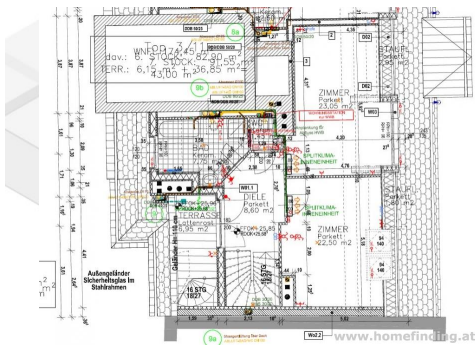
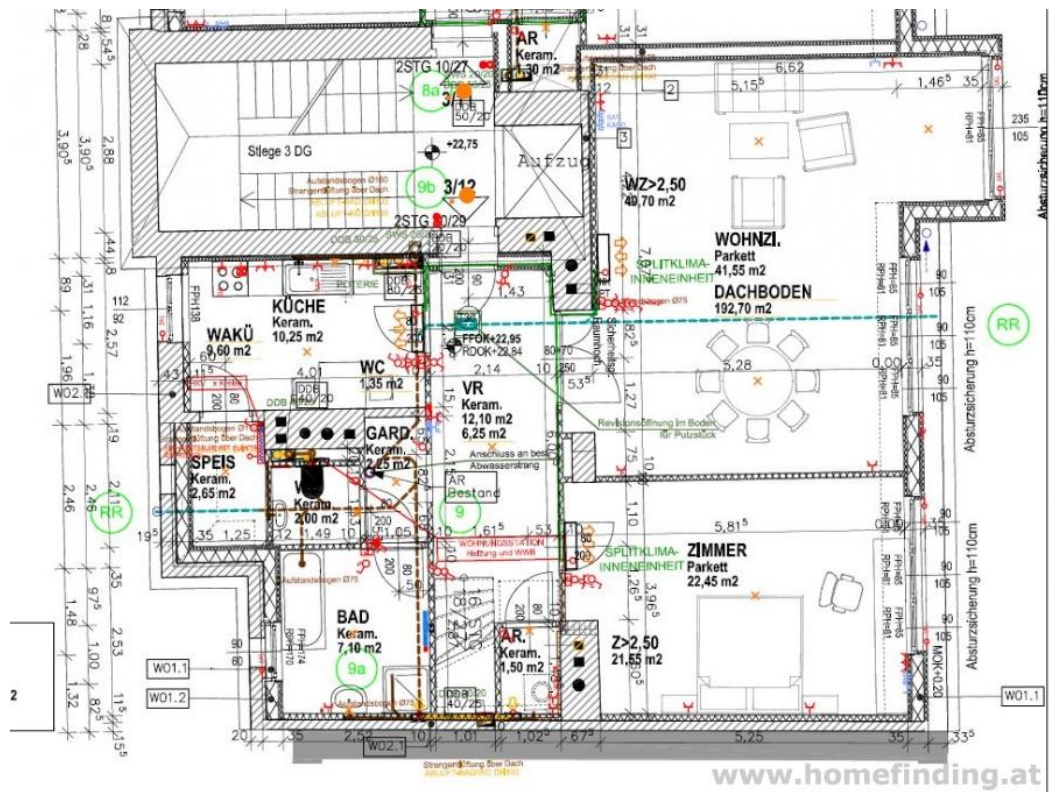
## apartment with terrace + 3 bedrooms near "Stadtpark"

📍 1030 Wien, Proximity: Stadtpark

€ 3.450,-/month



### Plans



## About Property

This beautiful top floor apartment is situated in central location near the Stadtspark.

### LOCATION

The U4 is not far away, as is the 4A bus line. Shops are within a short walking distance.

### PROPERTY

#### >Level 1:

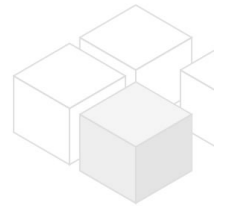
- .entree
- .ca 44m<sup>2</sup> living dining room with view to Modenapark
- .bedroom (22m<sup>2</sup>)
- .bathroom (tub, shower, window)
- .guest toilet
- .storage room

#### >Level 2:

- .hallway with access to balcony
- .2 bedrooms (22m<sup>2</sup>, 23m<sup>2</sup>)
- .bathroom (tub, shower, window)
- .toilet

### EQUIPMENT

- .Wooden and tiled floors
- .terrace (approx. 6.16m<sup>2</sup>)
- .roof terrace (ca 36.85m<sup>2</sup>)
- .AC in the bedrooms on second level
- .garage can be rent separately/ nearby: ca euro 150,00/ month



### COSTS

rent: general maintenance cost and VAT included

deposit: 3 gross rents

## General

Propertynumber	11521
Property type	Wohnung

## Costs

operating cost	€ 210.86
total rent	€ 3.450,-

## Keyfacts

living area	174.75m <sup>2</sup>
rooms	4
bedroom	3

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

## Furnishing

type of heating	Fernwärme
Flooring	Parkettboden
parking	--
kitchen	ja
Klimaanlage	ja
Terrasse	1
elevator	ja

## Energy Performance Certificate

HWB (kwh/m <sup>2</sup> /Jahr)	118
HWB Energieklasse	D

## Lage

Verkehrsanbindung	4A, U4
Nähe	Stadtpark

