

first time use - nice semi detached house

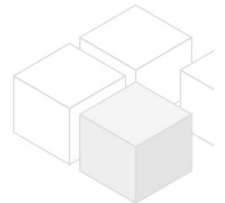
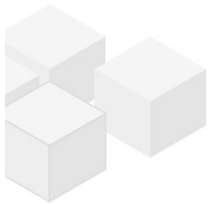
📍 1210 Wien, Proximity: Arbeitetstrandbad, Donaupark

€ 4.490,- /month



Plans





About Property

This nice house is situated between Alter and Neuer Donau.

LOCATION

Shops, restaurants, supermarkets etc can be reached without big effort. The shopping center Donauzentrum can be reached in a few minutes and offer a big variety of shops. Public lines are nearby and connect quickly with other districts.

PUBLIC TRANSPORT

20A

PROPERTY

The house has 3 levels and following rooms:

>ground floor:

- .entree
- .living dining room with open kitchen and terracce/ access to the garden
- .guest toilet
- .storage room

>first floor:

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

>basement:

- .3 rooms

EQUIPMENT

- .Wooden and tiled floors
- .air-water heat pump
- .terrace (approx. 20m²)

COSTS

rent: general maintenance costs and VAT included

deposit: 6 gross rents

General

Property number	11548
Property type	Haus

Costs

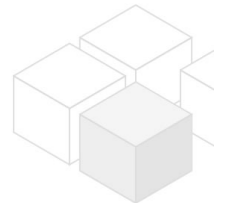
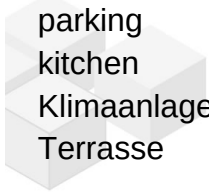
net rent	€ 3.944,55
gross rent	€ 4339
operating cost	€ 151
total rent	€ 4.490,-

Keyfacts

living area	114.6m ²
Grundfläche	218.8m ²
Kellerfläche	53m ²
rooms	4
bedroom	3
bath	1
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
Klimaanlage	ja
Terrasse	1



Energy Performance Certificate

HWB (kwh/m ² /Jahr)	36
f _{GEE}	0.62

Lage

Verkehrsanbindung	20A,
Nähe	Arbeitetstrandbad, Donaupark