

nice apartment with garden - close to VIS

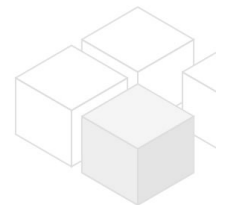
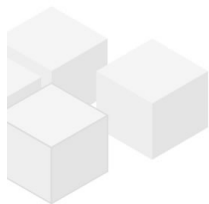
📍 1220 Wien, Proximity: Donauzentrum, Wagramer Straße, Erzherzog Karl Straße

€ 3.490,-/month



Plans





About Property

first time use - nice apartment with garden close to Donauzentrum

LOCATION

Shops, restaurants, supermarkets, pharmacies etc. are only few minutes away. The shopping center Donauzentrum can be reached easily by foot. Public lines are nearby and connect quickly with other districts.

PUBLIC TRANSPORT

25, 26A, U1

PROPERTY

The apartment offers following rooms on two floors

>ground floor

.entree

.living dining room with open kitchen and terrace/ access to the garden

.2 bedrooms with terrace - one with walk in closet

.guest or office room

.bathroom (shower, tub, toilet)

.guest toilet

>basement

.hallway

.storage/ office space

.bathroom (shower, toilet)

.storage room

EQUIPMENT

.wooden and tiled floors

.floor heating

.ca. 62,3m² terrace

.outside blinds

.garage space can be rented separately

COSTS

rent: general maintenance costs and VAT included

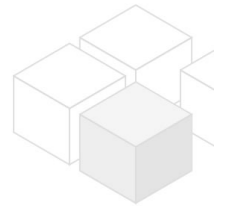
deposit: 6 gross rents

General

Property number	11553
Property type	Wohnung

Costs

net rent	€ 2.900,91
gross rent	€ 3191
operating cost	€ 299



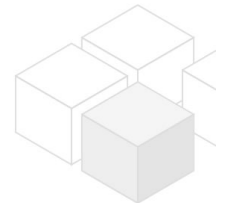
total rent	€ 3.490,-
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Keyfacts

living area	106.68m ²
Nutzfläche	158.2m ²
Grünfläche	135m ²
rooms	5
bedroom	3
bath	2
WC	3
Property age	Neubau
condition	sehr gut
Available from	sofort
Contract type	befristet

Furnishing

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



Energy Performance Certificate

HWB (kwh/m ² /Jahr)	30
fGEE	0.68

Lage

Verkehrsanbindung	25, 26A, U1
Nähe	Donauzentrum, Wagramer Straße, Erzherzog Karl Straße