

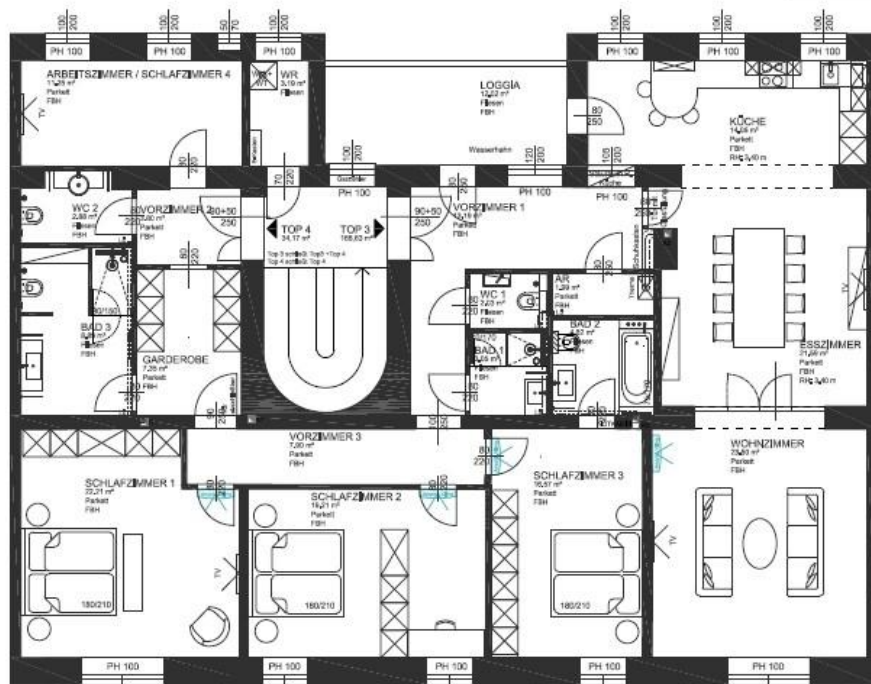
# First time use: nice oldstyle building - 4 bedrooms

📍 1130 Wien, Proximity: Auhofstraße, Hietzinger Kai, Hietzinger Hauptstraße

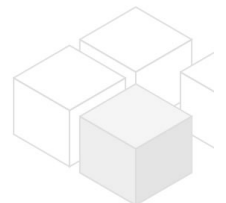
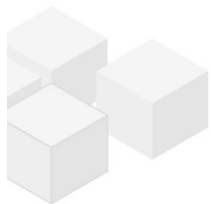
€ 3.838,03/month



## Plans



www.homefinding.at



## About Property

nice refurbished apartment in an oldstyle buidling

### LOCATION

Supermarkets, restaurants, pharmacies can be reached easily by a short drive. The Lainzer Tiergarten is nearby and offers a beautiful space for a walk. Public lines are close and connect quickly with other districts.

### PUBLIC TRANSPORT

U4, 53A

### PROPERTY

The apartment is located on the first floor and offers following rooms:

- .2 entree - one with access to the loggia
- .open kitchen with access to the loggia
- .dining room
- .living room
- .4 bedrooms
- .first bathroom (shower, toilet)
- .second bathroom (shower)
- .third bathroom (tub, toilet)
- .2 separate toilets
- .2 storage rooms - one is outside of the apartment

### EQUIPMENT

- .wooden and tiled floors
- .floor heating
- .ca. 12m<sup>2</sup> loggia

### COSTS

rent: general maintenance costs and VAT included

depost: 3 gross rents

## General

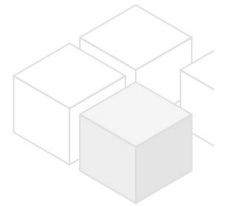
Propertynumber	11691
Property type	Wohnung

## Costs

net rent	€ 3.000,-
gross rent	€ 3300
operating cost	€ 538.03
total rent	€ 3.838,03

## Keyfacts

living area	200m <sup>2</sup>
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rooms	6
bedroom	4
bath	3
WC	4
Property age	Altbau
condition	sehr gut
Available from	sofort
Contract type	befristet

## Furnishing

type of heating	Etagenheizung
Flooring	Parkettboden
parking	--
kitchen	ja
Loggia	1

## Energy Performance Certificate

HWB Energieklasse	D
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## Lage

Verkehrsanbindung	U4, 53A
Nähe	Auhofstraße, Hietzinger Kai, Hietzinger Hauptstraße