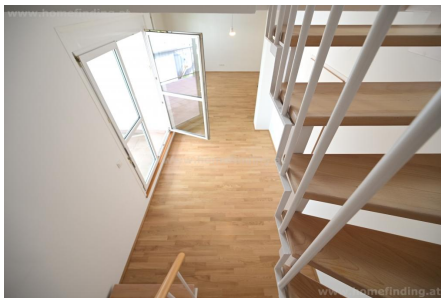


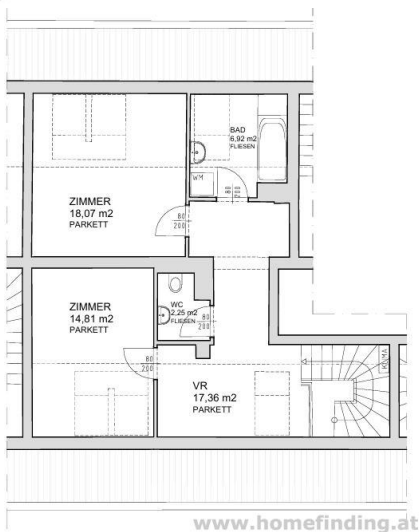
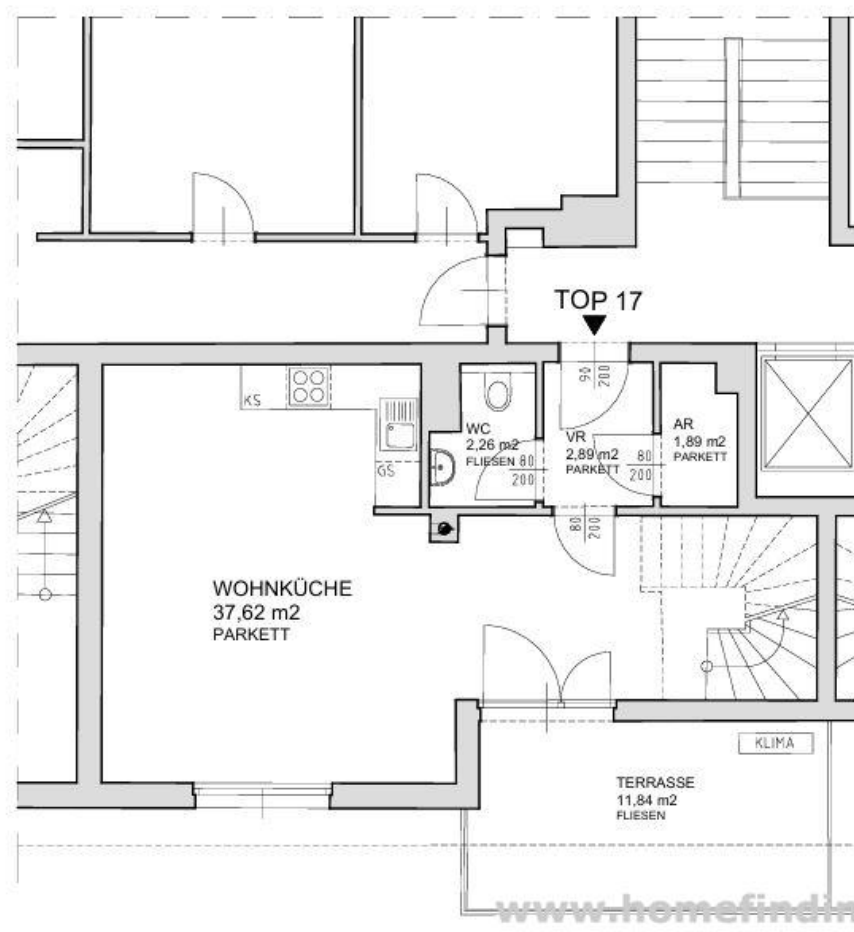
modern 3 rooms with terrace

📍 1210 Wien, Proximity: Frömmelgasse, Am Spitz

€ 1.774,39 /month



Plans



About Property

This modern duplex apartment is located near "Am Spitz" in Floridsdorf.

LOCATION

Supermarkets, restaurants, pharmacies, etc. are within walking distance.

Public transport

26, 34A, 33A, 29A, 29B, U6, S-Bahn, 25

PROPERTY

The apartment itself has the following rooms on 2 floors:

>Level 1:

- .Entree
- .Living dining room with open kitchen and terrace
- .storage room
- .separate toilet

>Level 2:

- .hallway
- .2 bedrooms
- .bathroom (bathtub)
- .toilet

EQUIPMENT

- .wooden and tiled floors
- .terrace (approx. 11.84 m²)
- .AC
- .cellar

COSTS

Rent: general maintenance costs and VAT included

Deposit: 4 monthly rents

General

Property number	11693
Property type	Wohnung

Costs

net rent	€ 1.248,84
gross rent	€ 1373.72
operating cost	€ 400.67
total rent	€ 1.774,39

Keyfacts

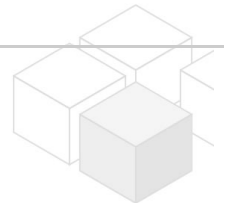
living area	104.07m ²
rooms	3
bedroom	2
bath	1
WC	2
Property age	Altbau
condition	sehr gut
Available from	sofort
Contract type	unbefristet

Furnishing

type of heating	Etagenheizung
Flooring	Parkettboden
parking	Garage
kitchen	ja
Klimaanlage	ja
Terrasse	1
elevator	ja

Energy Performance Certificate

HWB (kwh/m ² /Jahr)	38
HWB Energieklasse	B



Lage

Verkehrsanbindung	26, 34A, 33A, 29A, 29B, U6, S-Bahn, 25
Nähe	Frömmelgasse, Am Spitz