

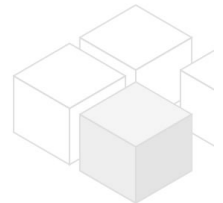
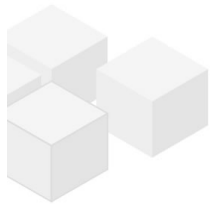
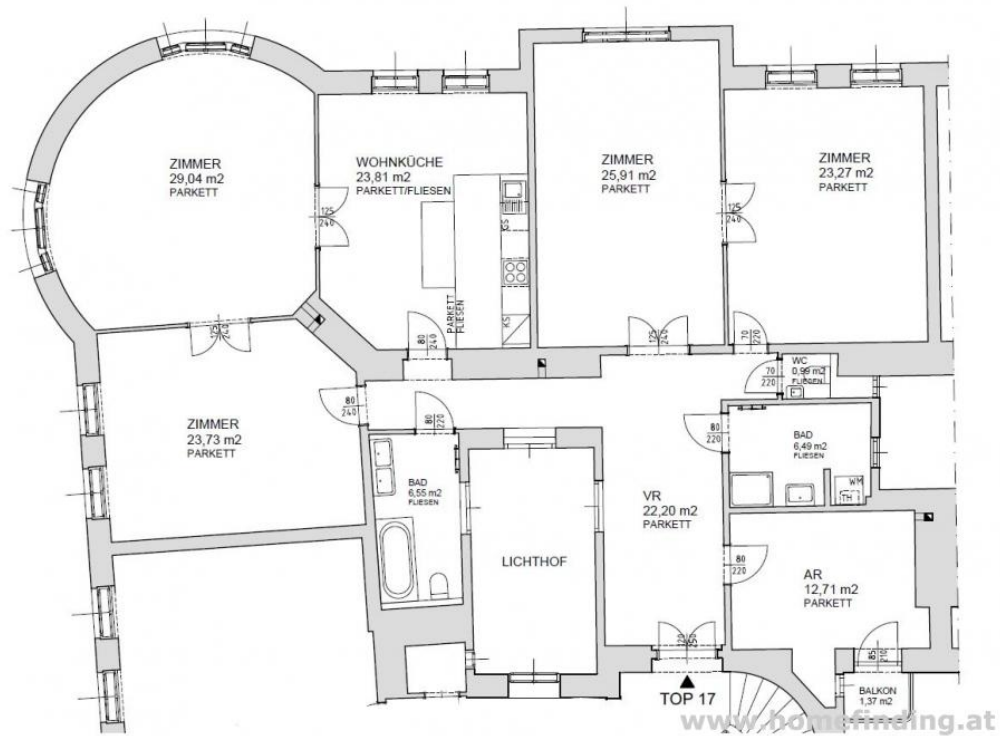
# first time use | 5 rooms, 2y bathroom, 2x toilet | close to Lange Gasse

📍 1080 Wien, Proximity: Lange Gasse, Piaristengasse

€ 3.600,- /month



## Plans



## About Property

Fully refurbished old type apartment with tiny balcony in central city location

### LOCATION

Location is great: a lot of shops, restaurants, supermarktes can be found nearby. Public lines are just around the corner and connect quickly with other districts.

### PUBLIC TRANSPORT

46, 13A,2, 48A

### PROPERTY

It has following rooms:

- .entree
- .living room
- .eat in kitchen
- .3 big bedrooms
- .guest bedroom/Study with small balcony
- .bathroom (tub, toilet, window)
- .second bathroom (shower, window)
- .guest toilet

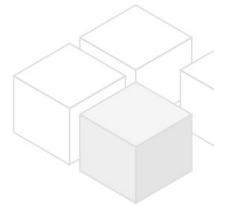
equipment:

wooden and tiled floors, tiny balcony

### COSTS

rent: general maintenance costs, elevator and VAT included

deposit: 4 gross rents



## General

|                |         |
|----------------|---------|
| Propertynumber | 11699   |
| Property type  | Wohnung |

## Costs

|                |            |
|----------------|------------|
| net rent       | € 2.867,43 |
| gross rent     | € 3154.17  |
| operating cost | € 445.83   |
| total rent     | € 3.600,-  |

## Keyfacts

|             |                     |
|-------------|---------------------|
| living area | 174.7m <sup>2</sup> |
| rooms       | 5                   |
| bedroom     | 4                   |
| bath        | 2                   |
| WC          | 2                   |

|                |             |
|----------------|-------------|
| Property age   | Altbau      |
| condition      | sehr gut    |
| Available from | sofort      |
| Contract type  | unbefristet |

## Furnishing

|                 |               |
|-----------------|---------------|
| type of heating | Etagenheizung |
| Flooring        | Parkettboden  |
| parking         | --            |
| kitchen         | ja            |
| balcony         | ja            |
| elevator        | ja            |

## Energy Performance Certificate

|                                |       |
|--------------------------------|-------|
| HWB (kwh/m <sup>2</sup> /Jahr) | 149.4 |
| HWB Energieklasse              | D     |

## Lage

|                           |                                               |
|---------------------------|-----------------------------------------------|
| Verkehrsanbindung<br>Nähe | 46, 13A,2, 48A<br>Lange Gasse, Piaristengasse |
|---------------------------|-----------------------------------------------|

