

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

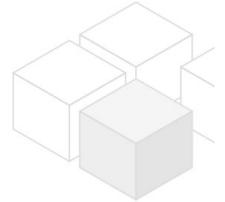
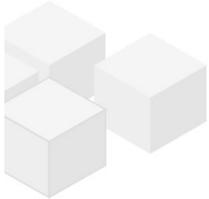
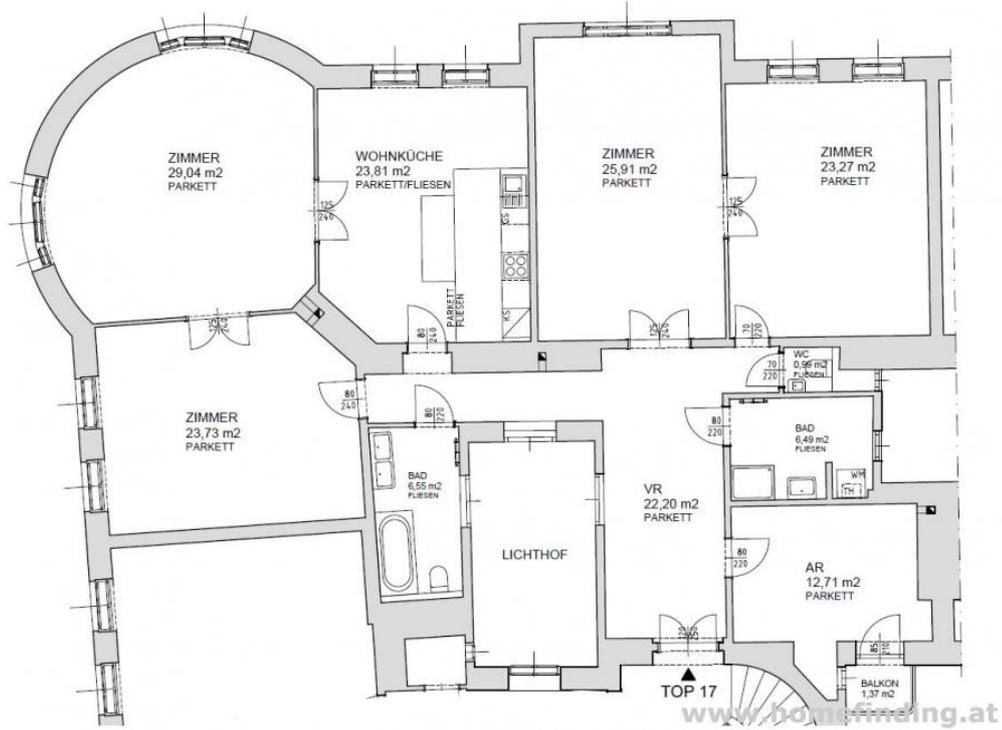


📍 1080 Wien, Proximity: Lange Gasse, Piaristengasse

€ 3.430,23/month



## Plans



## About Property

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

### LOCATION

Location is great: a lot of shops, restaurants, supermarkets 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

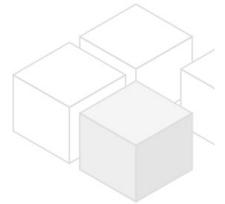
equipment:

wooden and tiled floors, tiny balcony

### COSTS

rent: general maintenance costs, elevator and VAT included

deposit: 4 gross rents



## General

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Property number	11699
Property type	Wohnung

## Costs

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net rent	€ 2.707,85
gross rent	€ 2978.64
operating cost	€ 451.59
total rent	€ 3.430,23

## Keyfacts

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

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Property age	Altbau
condition	sehr gut
Available from	sofort
Contract type	befristet

## Furnishing

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

## Energy Performance Certificate

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

## Lage

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Verkehrsanbindung Nähe	46, 13A,2, 48A Lange Gasse, Piaristengasse
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