

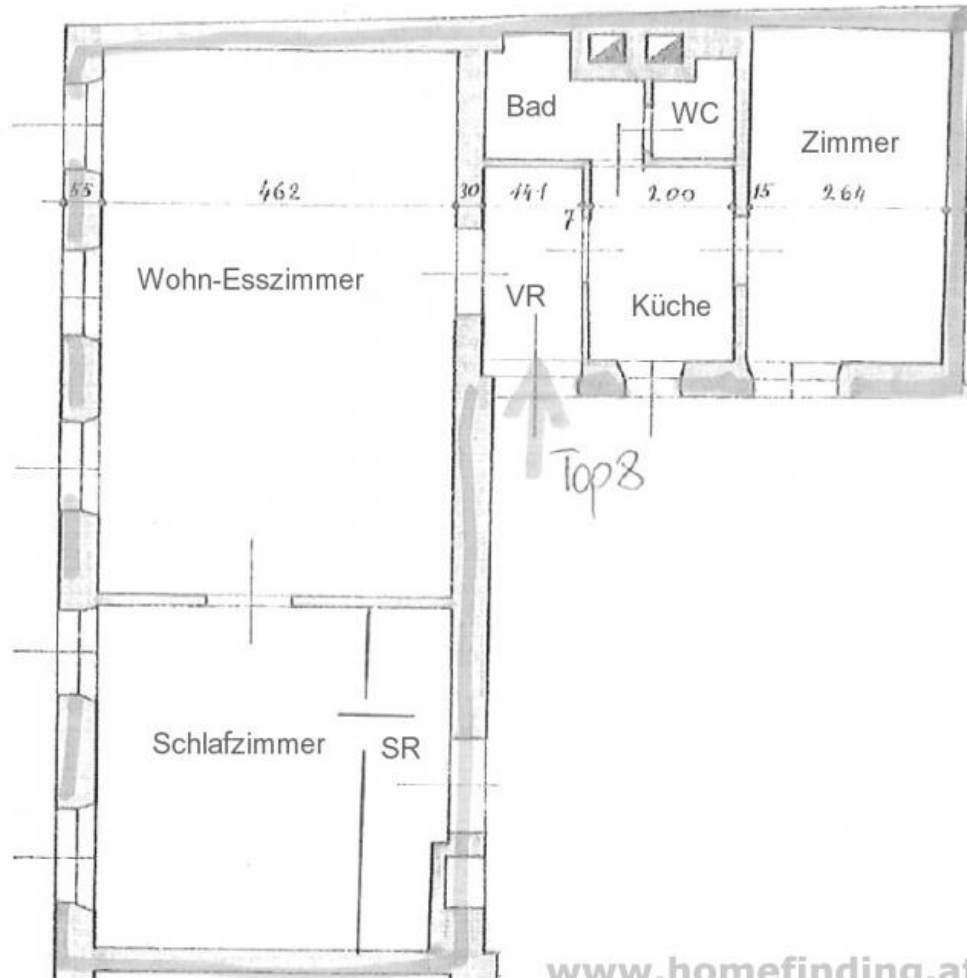
# refurbished oldstyle apartment near Spittelberg

📍 1070 Wien, Proximity: Spittelberg, Stiftskaserne

€ 1.473,38/month



## Plans



[www.homefinding.at](http://www.homefinding.at)

## About Property

nice refurbished apartment, located in an area that is called "Spittelberg".

### LOCATION

Restaurants, supermarkets, pharmacies, shops etc. are in walking distance. Public lines are just around the corner and offer a quick transfer to other districts.

### PUBLIC TRANSPORT

52, 48A, U2, U3

### PROPERTY

The apartment has following rooms:

- .entree
- .living dining room
- .kitchen - not equipped (!)
- .bedroom with walk in closet
- .second smaller bedroom
- .bathroom (shower, toilet)

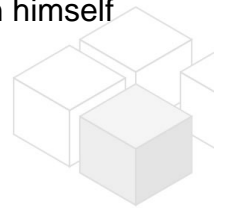
### EQUIPMENT

- .wooden and tiled floors
- .small balcony - common use
- .no kitchen (!) - the first rent will be € 700,00 less. The tenant has to install a kitchen himself

### COSTS

rent: general maintenance costs and VAT included

deposit: 3 gross rents



## General

Property number	11710
Property type	Wohnung

## Costs

net rent	€ 1.087,84
gross rent	€ 1196.62
operating cost	€ 276.76
total rent	€ 1.473,38

## Keyfacts

living area	83.86m <sup>2</sup>
rooms	3
bedroom	2
bath	1

WC	1
Property age	Altbau
condition	sehr gut
Available from	sofort
Contract type	befristet

## Furnishing

type of heating	Etagenheizung
Flooring	Parkettboden
parking	--
kitchen	nein

## Energy Performance Certificate

HWB (kwh/m <sup>2</sup> /Jahr)	218.5
HWB Energieklasse	F
fGEE	2.91

## Lage

Verkehrsanbindung Nähe	52, 48A, U2, U3 Spittelberg, Stiftskaserne
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