

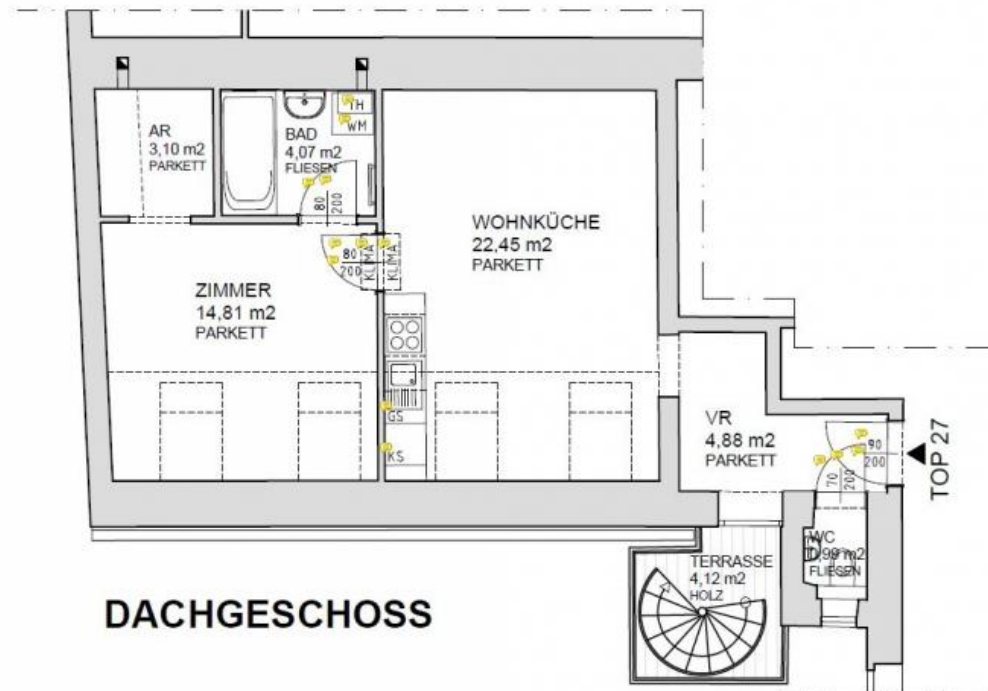
great 2 rooms + terrace | unlimited contract

📍 1050 Wien, Proximity: Margaretenplatz

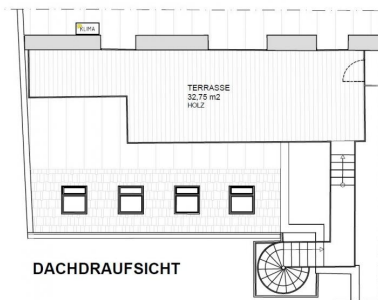
€ 1.262,63 /month



Plans



www.homefinding.at



DACHDRAUFSICHT

www.homefinding.at

About Property

great apartment for singles/ couples

LOCATION

close to Margaretenplatz. Shops, restaurants, supermarkets etc can be reached by a short walk. The public lines 13A, 59A and U4 connect fast to other districts.

PROPERTY

the apartment shows following rooms:

>level 1:

- .entree with outside stairs to roof terrace
- .living dining room with kitchen
- .bedroom
- .bathroom (tub)
- .separate toilet
- .storage room

>level 2:

- .roof terrace

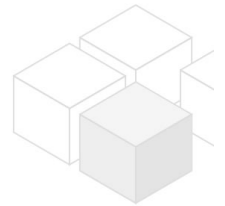
equipment:

- .wooden and tiled floors
- .terrace
- .air condition
- .basement storage

COSTS

rent: general maintenance costs and VAT included

deposit: 4 rents



General

Property number	11720
Property type	Wohnung

Costs

net rent	€ 1.035,17
gross rent	€ 1138.69
operating cost	€ 123.94
total rent	€ 1.262,63
Kaution	€ 5050

Keyfacts

living area	50.3m ²
-------------	--------------------

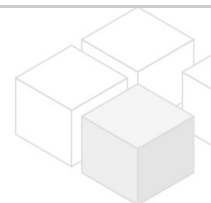
rooms	2
bedroom	1
bath	1
WC	1
Property age	Altbau
condition	sehr gut
Available from	15.8.2025
Contract type	unbefristet

Furnishing

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

Energy Performance Certificate

HWB (kwh/m ² /Jahr)	112
HWB Energieklasse	D



Lage

Verkehrsanbindung	13A, 59A, U4
Nähe	Margaretenplatz