

# nice view with big loggia/balcony, garage possible

📍 7000 Eisenstadt, Proximity: Freibad im Schlosspark, Polytechnische Schule Eisenstadt

€ 1.340,78/month



## Plans



## About Property

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bright apartment with big loggia

### LOCATION

Supermarkets, restaurants, shops, city center can be reached in a few minutes. Public lines are nearby.

### PROPERTY

The apartment offers following rooms:

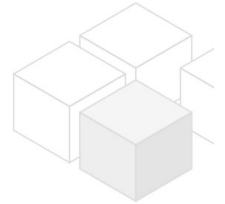
- .entree
- .living dining room with open kitchen and loggia/balcony
- .2 bedrooms with loggia/balcony
- .third bedroom with walk in wardrobe
- .bathroom (tub)
- .separate toilet

### EQUIPMENT

- .wooden and tiled floors
- .ca. 3,40m<sup>2</sup> Loggia
- .ca. 14,54m<sup>2</sup> balcony
- .floor heating
- .garage possible: € 95,00/ month
- .basement storage room

### COSTS

- .rent: general maintenance costs and VAT included
- .deposit: 3 gross rents



## General

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Property number	11729
Property type	Wohnung

## Costs

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net rent	€ 1.034,55
gross rent	€ 1138.01
operating cost	€ 202.77
total rent	€ 1.340,78

## Keyfacts

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living area	90.65m <sup>2</sup>
Nutzfläche	94.05m <sup>2</sup>
rooms	4
bedroom	3
bath	1

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

## Furnishing

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type of heating	Fernwärme
Flooring	Parkettboden
parking	--
kitchen	ja
Loggia	1
elevator	ja

## Energy Performance Certificate

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HWB (kwh/m <sup>2</sup> /Jahr)	27.6
HWB Energieklasse	B
fGEE	0.79
fGEE Energieklasse	A

## Lage

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Verkehrsanbindung	Stadtbus Martin
Nähe	Freibad im Schlosspark, Polytechnische Schule Eisenstadt

