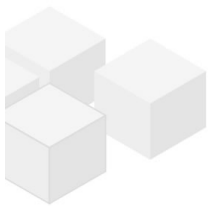


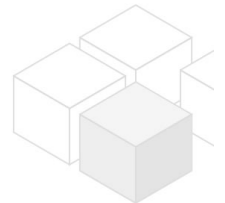
apartment with terrace - 2 bedrooms

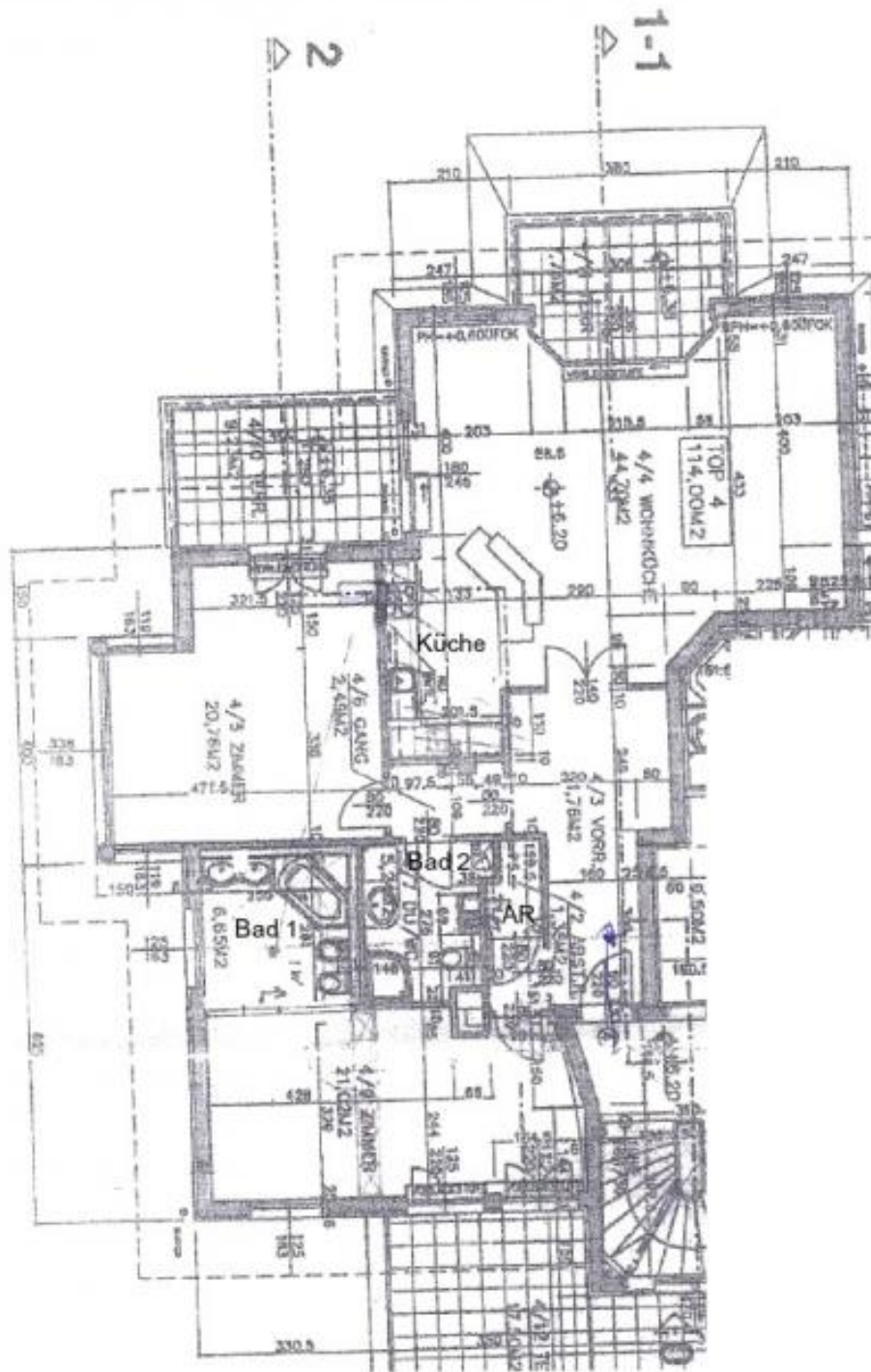
📍 1180 Wien, Proximity: Ludwiggasse

€ 2.490,- /month



Plans





www.homefinding.at

About Property

Nice apartment with terrace in green neighbourhood at Pötzleinsdorfer Straße.

LOCATION

Shops, restaurants, supermarkets can be reached by a short walk. Public lines are in front of the building and offer a quick transfer to the city center.

PUBLIC TRANSPORT

41, 41A

PROPERTY

The apartment shows following rooms:

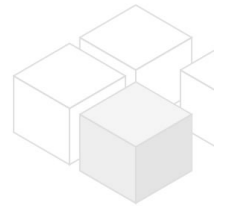
- .entree
- .living dining room with open kitchen and terrace
- .bedroom with terrace
- .second bedroom with bathroom (tub, toilet) and terrace
- .second bedroom (shower, toilet)
- .storage room

EQUIPMENT

- .wooden and tiled floors
- .3 terraces
- .AC will be installed in 2 rooms in Oct 2025
- .2x Garage possible (each € 140,0/month)

COSTS

rent: general maintenance costs and VAT included
deposit: 4 gross rents



General

Property number	11731
Property type	Wohnung

Costs

total rent	€ 2.490,-
------------	-----------

Keyfacts

living area	114m ²
rooms	3
bedroom	2
bath	2
WC	2
Property age	Neubau

condition	sehr gut
Available from	sofort
Contract type	befristet

Furnishing

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

Energy Performance Certificate

HWB (kwh/m ² /Jahr)	58
HWB Energieklasse	C

Lage

Verkehrsanbindung	41, 41A
Nähe	Ludwiggasse

