

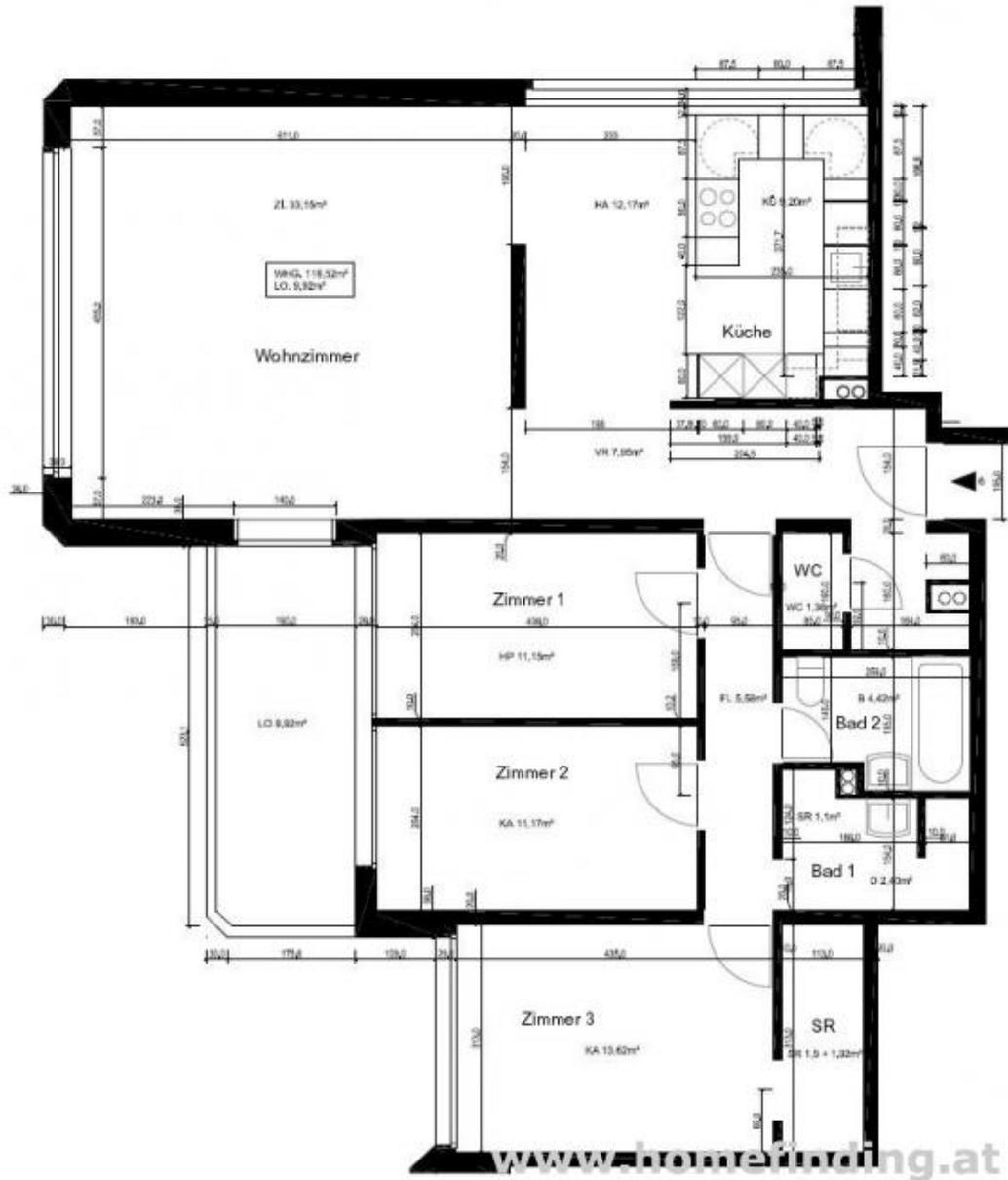
## nice 4 rooms with loggia and pool

📍 1180 Wien, Proximity: Pötzleinsdorfer Straße, Pötzleinsdorfer Schlosspark

€ 2.490,-/month



## Plans



www.homefinding.at

## About Property

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bright 4 rooms with loggia and common pool

### LOCATION

Thanks to its central location, the property guarantees a quick connection to the public transport network and the best infrastructure. Facilities for daily needs such as shops, post offices, banks, cafes etc. are within walking distance.

### PUBLIC TRANSPORT

41A

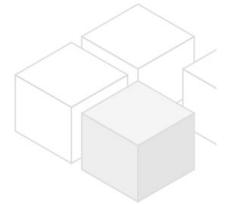
### PROPERTY

The apartment offers the following rooms:

- .entree
- .living dining room with loggia
- .separate kitchen with window
- .3 bedrooms
- .bathroom (shower, toilet)
- .second bathroom (shower)
- .separate toilet
- .storage room

### EQUIPMENT

- .wooden and tiled floors
- .ca. 9,92m<sup>2</sup> loggia
- .garden and pool for common use
- .garage space possible (€ 180,00/month)



### COSTS

Rent: general maintenance costs and VAT included

Deposit: 3 gross rents

## General

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Property number	11735
Property type	Wohnung

## Costs

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net rent	€ 1.949,67
gross rent	€ 2144.64
operating cost	€ 345.36
total rent	€ 2.490,-

## Keyfacts

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living area	116.52m <sup>2</sup>
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rooms	4
bedroom	3
bath	2
WC	2
Property age	Neubau
condition	sehr gut
Available from	sofort
Contract type	befristet

## Furnishing

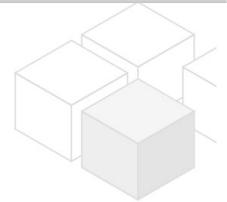
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Flooring	Parkettboden
parking	--
kitchen	ja
Pool	1
Loggia	1
Sauna	ja
elevator	ja

## Energy Performance Certificate

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HWB (kwh/m <sup>2</sup> /Jahr)	184
HWB Energieklasse	E



## Lage

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Verkehrsanbindung	41A
Nähe	Pötzleinsdorfer Straße, Pötzleinsdorfer Schlosspark