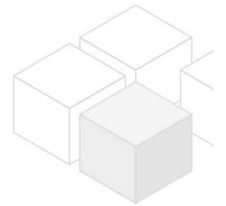


## 2 rooms, nice loggia, garage possible

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

€ 920,- /month



### Plans



## About Property

bright apartment with nice garden

### 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/terrace
- .bedroom with walk in wardrobe and loggia/terrace
- .bathroom (tub)
- .separate toilet

### EQUIPMENT

- .wooden and tiled floors
- .ca. 7,46m<sup>2</sup> terrace
- .ca. 6,98m<sup>2</sup> loggia
- .floor heating
- .parking space possible (Euro 95,00/month)
- .basement storage room

### COSTS

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



## General

|                 |         |
|-----------------|---------|
| Property number | 11744   |
| Property type   | Wohnung |

## Costs

|                |          |
|----------------|----------|
| net rent       | € 680,59 |
| gross rent     | € 748.65 |
| operating cost | € 171.35 |
| total rent     | € 920,-  |

## Keyfacts

|             |                     |
|-------------|---------------------|
| living area | 53.63m <sup>2</sup> |
| Nutzfläche  | 60.61m <sup>2</sup> |
| rooms       | 2                   |
| bedroom     | 1                   |
| bath        | 1                   |

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

## Furnishing

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

## Energy Performance Certificate

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

## Lage

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Verkehrsanbindung | Stadtbus Michael                                         |
| Nähe              | Freibad im Schlosspark, Polytechnische Schule Eisenstadt |

