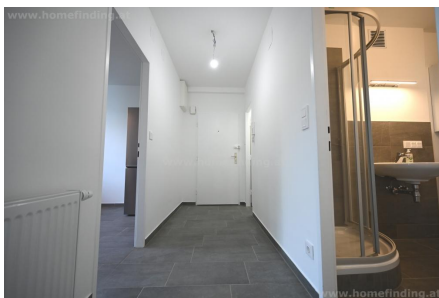


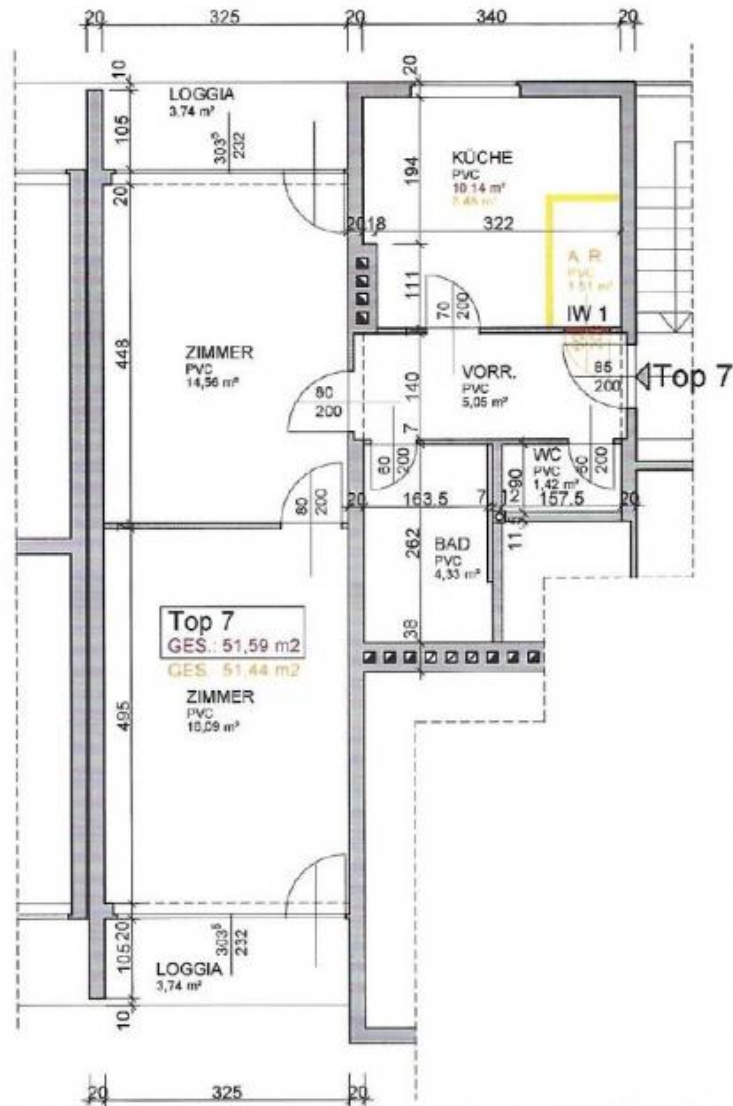
first time use: great 2 rooms with loggia

📍 1130 Wien, Proximity: Ghelengasse, Wolfratplatz, Lainzer Tiergarten

€ 1.130,- /month



Plans



www.homefinding.at

About Property

great 2 rooms - first time use after renovation, located close to Wolfrathplatz and Lindwurmwiese.

LOCATION

Shoppint possibilities as supermarket, drug store, locksmith as well as restaurants can be reached by a short walk. Lindwurmwiese and Lainzer Tiergarten - both green recreational areas are just around the corner. the building is situated in a short, car free road.

PUBLIC TRANSPORT

53b, 54B, 55B. 7 minutes drive by bus to reach U4 Ober St Veit

PROPERTY

the apartment itself is on the second floor (no elevator) of a well isolated building and shows following rooms:

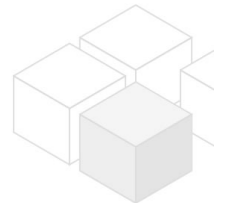
- .entree
- .living dining room with loggia
- .big kitchen with window
- .bedroom with loggia
- .bathroom (shower)
- .separate toilet

EQUIPMENT

- wooden and tiled floors
- 2x loggia (ca 3,74m² each)
- basement (not free at the moment)
- .washing machine (for free, no guarantee)

COSTS

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



General

Propertynumber	11754
Property type	Wohnung

Costs

net rent	€ 902,69
gross rent	€ 992.96
operating cost	€ 137.04
total rent	€ 1.130,-

Keyfacts

living area	51.59m ²
Nutzfläche	59.07m ²

rooms	2
bedroom	1
bath	1
WC	1
Property age	Neubau
condition	sehr gut
Available from	sofort
Contract type	befristet

Furnishing

type of heating	Etagenheizung
Flooring	Parkettboden
parking	--
kitchen	ja
Loggia	1

Energy Performance Certificate

HWB (kwh/m ² /Jahr)	43.5
HWB Energieklasse	B

Lage

Verkehrsanbindung	53B, 54B, 55B
Nähe	Ghelengasse, Wolfratplatz, Lainzer Tiergarten

