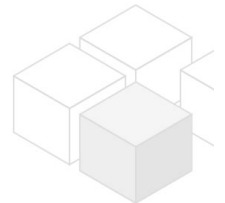
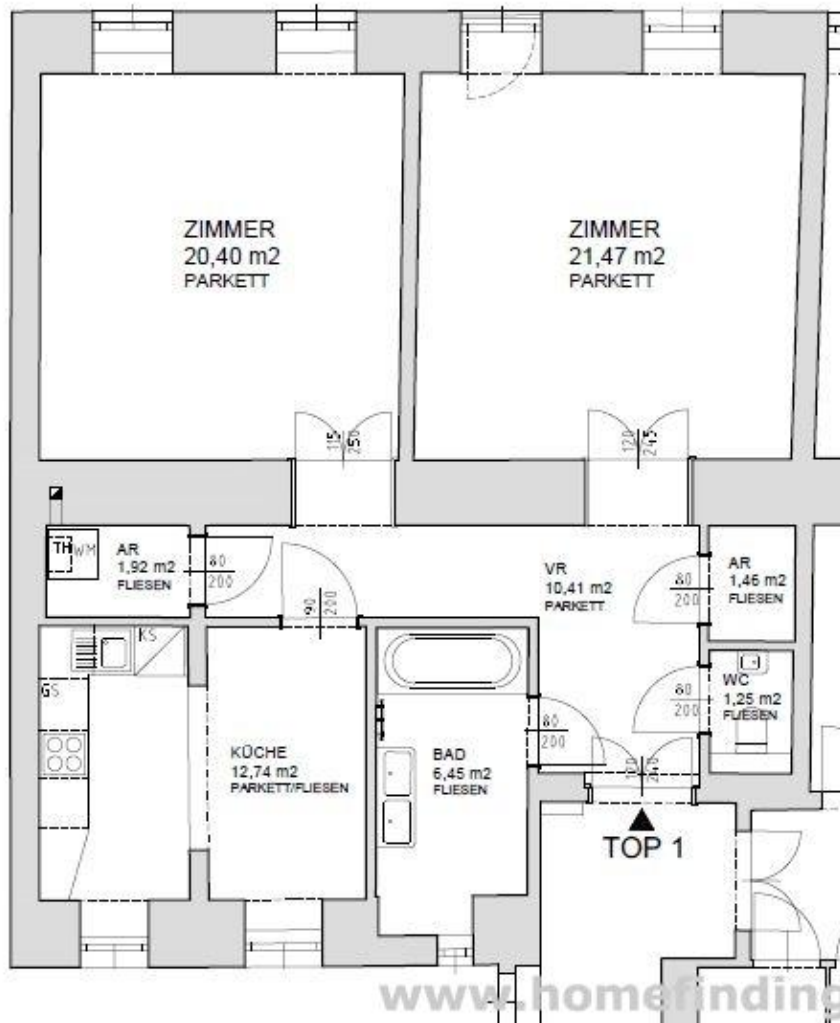


## nice 2 rooms close to Kandlgasse

📍 1070 Wien, Proximity: Halbgasse, Kandlgasse

€ 1.494,23 /month





## About Property

Nice old style apartment in central location.

### LOCATION

close to Kandlgasse/ Burggasse. Shops, restaurants, supermarkets can be found nearby.

### PUBLIC LINES

U6, 5, 48A, 49

### PROPERTY

It is on the third floor and has following rooms:

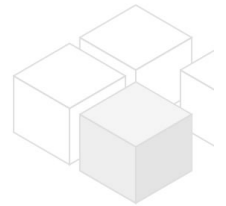
- .entree
- .living dining room
- .partly open kitchen
- .bedroom
- .bathroom (shower, window)
- .separate toilet
- .storage room

### EQUIPMENT:

- .wooden and tiled floors
- .basement storage

### COSTS

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



## General

|                |         |
|----------------|---------|
| Propertynumber | 11772   |
| Property type  | Wohnung |

## Costs

|                |            |
|----------------|------------|
| net rent       | € 1.179,55 |
| gross rent     | € 1297.51  |
| operating cost | € 196.72   |
| total rent     | € 1.494,23 |
| Kaution        | € 5977     |

## Keyfacts

|             |                    |
|-------------|--------------------|
| living area | 76.1m <sup>2</sup> |
| rooms       | 2                  |
| bedroom     | 1                  |
| bath        | 1                  |

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

## Furnishing

|                 |               |
|-----------------|---------------|
| type of heating | Etagenheizung |
| Flooring        | Parkettboden  |
| parking         | --            |
| kitchen         | ja            |
| elevator        | ja            |

## Energy Performance Certificate

|                                |      |
|--------------------------------|------|
| HWB (kwh/m <sup>2</sup> /Jahr) | 65.9 |
| HWB Energieklasse              | C    |

## Lage

|                   |                       |
|-------------------|-----------------------|
| Verkehrsanbindung | U6, 48A, 5, 49        |
| Nähe              | Halbgasse, Kandlgasse |

