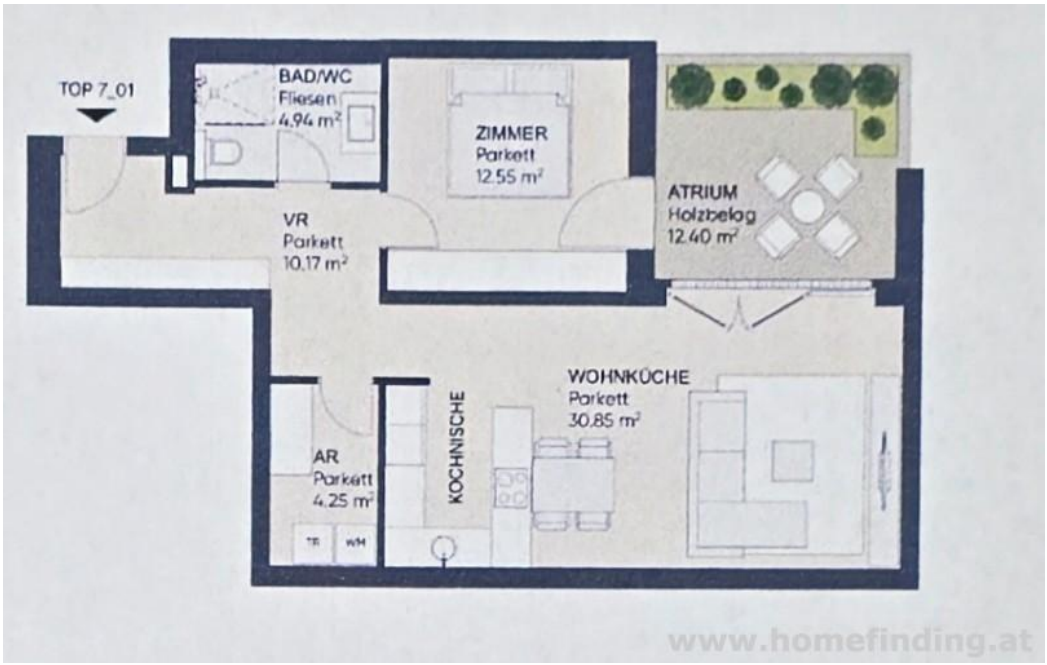
# expat flat with terrace, partly furnished at Liesing close to Breitenfurter Straße

📍 1230 Wien, Proximity: Breitenfurter Straße, Brunner Straße, Erlaaer Straße

## € 1.250,- /month

## Plans


TOP 7_01
BAD/WC
Fliesen
4,94 m²
ZIMMER
Parkett
12,55 m²
ATRIUM
Holzbelag
12,40 m²
VR
Parkett
10,17 m²
WOHNKÜCHE
Parkett
30,85 m²
KOCHNISCHE
AR
Parkett
4,25 m²
TR
WM
www.homefinding.at

# About Property

furnished 2 rooms with terrace + garage

LOCATION
Shops, restaurants, supermarkets etc. can be found nearby at Breitenfurter Straße. A nice park is closeby. Public lines are just around the corner and connect quickly with other districts or the train station Atzgersdorf

PUBLIC TRANSPORT
60A, 61A, 62A

PROPERTY
The apartment is located on the ground floor and offers following rooms:
.entree
.living dining room with open kitchen and terrace
.bedroom with terrace
.bathroom (shower, toilet)
.storage room

EQUIPMENT
.wooden and tiled floors
.ca 12,40m2 terrace
.parking space can be rented separately (€150/month)
.furniture
.floor heating
.basement storage
.outside blinds
.furnished

COSTS
rent: general maintenance costs and VAT included
additional monthly costs: € 54,18 for heating
deposit: 3 months

# General

| | |
|---|---|
| Propertynumber | 11808 |
| Property type | Wohnung |

# Costs

| | |
|---|---|
| net rent | € 1.031,11 |
| gross rent | € 1134.22 |
| operating cost | € 115.78 |
| total rent | € 1.250,- |

# Keyfacts

| | |
|---|---|
| living area | 62.76m$^2$ |
| Nutzfläche | 75.16m$^2$ |
| rooms | 2 |
| bedroom | 1 |
| bath | 1 |
| WC | 1 |
| Property age | Neubau |
| condition | sehr gut |
| Available from | sofort |
| Contract type | befristet |

## Furnishing

| | |
|---|---|
| type of heating | Fussboden |
| furnished | ja |
| Flooring | Parkettboden |
| parking | Garage |
| kitchen | ja |
| elevator | ja |

## Energy Performance Certificate

| | |
|---|---|
| HWB (kwh/m$^2$/Jahr) | 40.3 |
| HWB Energieklasse | B |
| $f_{GEE}$ | 0.80 |
| $f_{GEE}$ Energieklasse | A+ |

## Lage

| | |
|---|---|
| Verkehrsanbindung | 60A, 61A, 62A |
| Nähe | Breitenfurter Straße, Brunner Straße, Erlaaer Straße |