

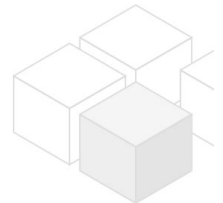
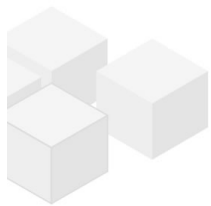
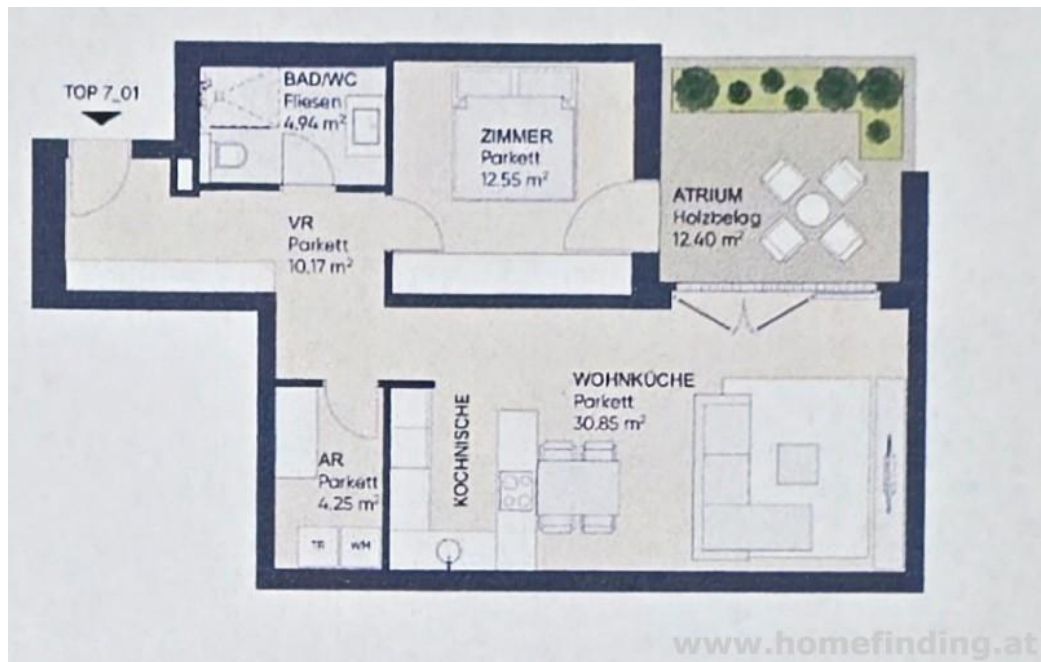
## nice 2 rooms with terrace close to Breitenfurter Straße - furnished, garage

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

€ 1.250,- /month



### Plans



## 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

|                 |         |
|-----------------|---------|
| Property number | 11808   |
| Property type   | Wohnung |

## Costs

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

## Keyfacts

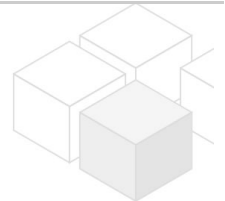
|                |                     |
|----------------|---------------------|
| living area    | 62.76m <sup>2</sup> |
| Nutzfläche     | 75.16m <sup>2</sup> |
| rooms          | 2                   |
| bedroom        | 1                   |
| bath           | 1                   |
| WC         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

## Furnishing

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

## Energy Performance Certificate

|                                |    |
|--------------------------------|----|
| HWB (kwh/m <sup>2</sup> /Jahr) | 39 |
| HWB Energieklasse              | B  |



## Lage

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