nice apartment with 5 rooms, balcony, garage, indoor pool

1180 Wien, Proximity: Pötzleinsdorfer Straße, Pötzleinsdorfer Schlosspark

€ 2.770,- /month







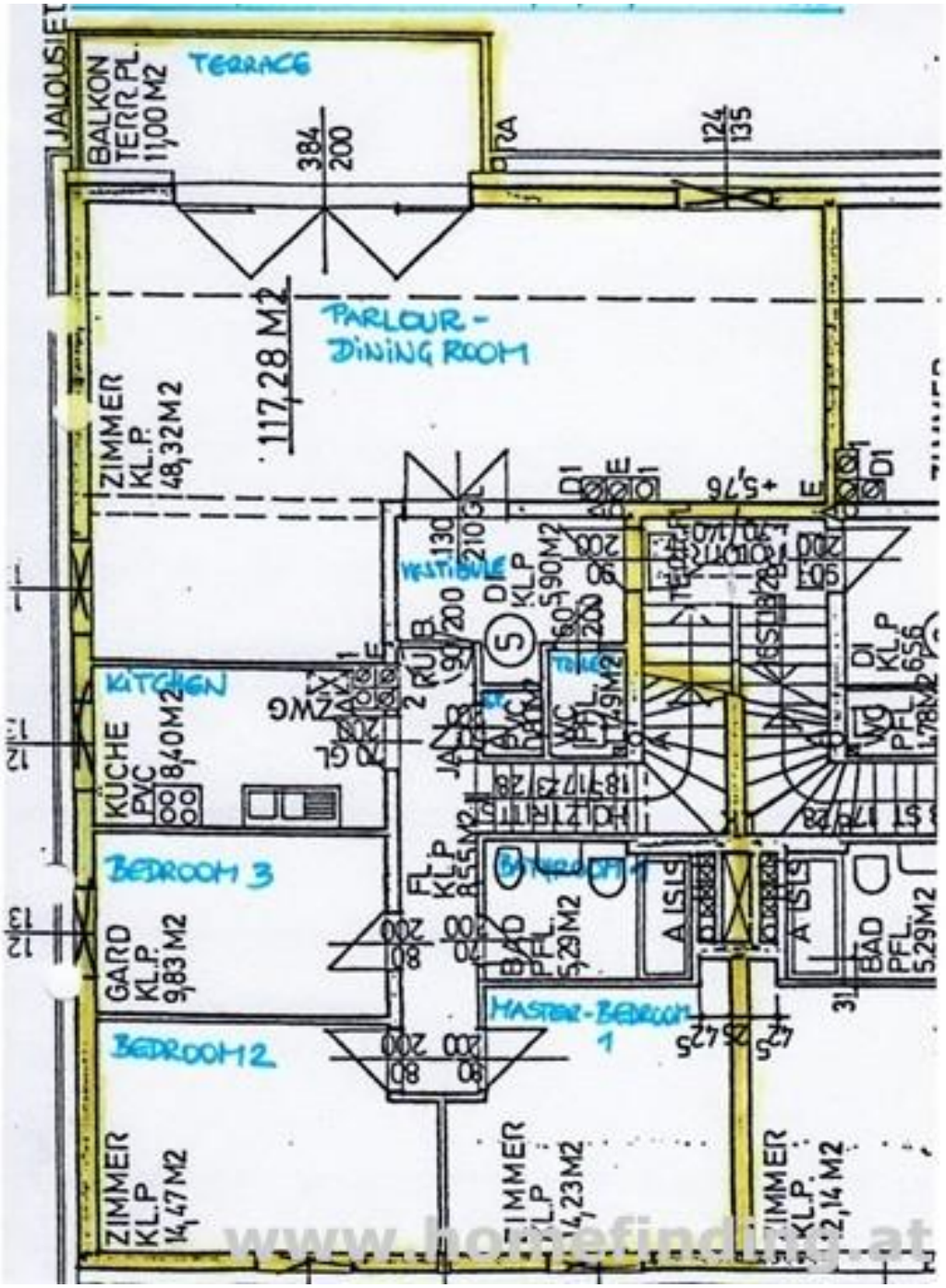




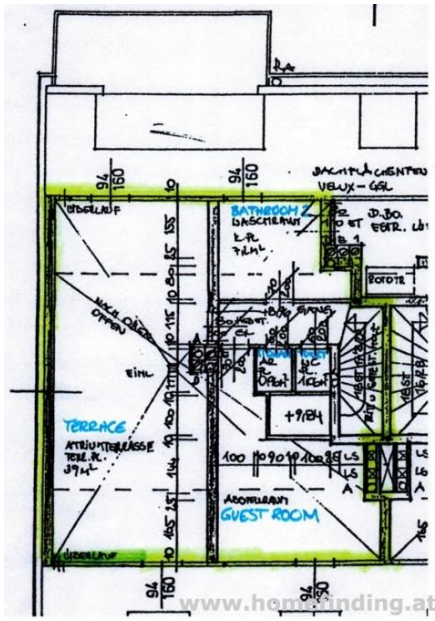




Plans



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TERRACE
GUEST ROOM
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About Property

Modern apartment with terrace and indoor pool in green neighborhood.

LOCATION
Shops, restaurants, supermarkets etc. can be found nearby at Pötzleinsdorfer or Gersthofer Straße. Pötzleinsdorfer Schlosspark is close and offers a nice place for a relaxing walk. Public lines are within walking distance and connect quickly with other districts.

PUBLIC TRANSPORT
41, 41A

PROPERTY
The apartment is on the attic of the building (no elevator) and shows following rooms:

>level 1:
.entree
.living dining room with balcony and AC
.kitchen
.pantry
.2 bedrooms with built in wardrobe
.third bedroom
.bathroom with tub + toilet
.separate toilet

>level 2:
.hallway with access to terrasse
.guest bedroom/ study
.bathroom with shower + toilet
.storage room

Equipment:
.wooden and tiled floors
.indoor pool
.AC in living room
.cellar
.in house garage (must be rent on top for € 180,00/ month)
.ca 50m² terrace

COSTS
Rent: general maintenance cost and VAT included
Deposit: 3 gross rents

General

Propertynumber	11812
Property type	Wohnung

Costs

net rent	€ 2.063,65

gross rent	€ 2270.02
operating cost	€ 499.98
total rent	€ 2.770,-

Keyfacts

living area	145m^2
rooms	5
bedroom	4
bath	2
WC	3
Property age	Neubau
condition	sehr gut
Available from	sofort
Contract type	befristet

Furnishing

type of heating	Etagenheizung
Flooring	Parkettboden
parking	Garage
kitchen	ja
Klimaanlage	ja
balcony	ja
Terrasse	1
Pool	1

Energy Performance Certificate

HWB (kwh/m^2/Jahr)	108
HWB Energieklasse	D
f_{GEE}	1.72
f_{GEE} Energieklasse	C

Lage

Verkehrsanbindung	41, 41A
Nähe	Pötzleinsdorfer Straße, Pötzleinsdorfer Schlosspark