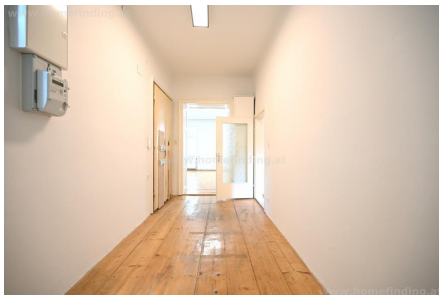


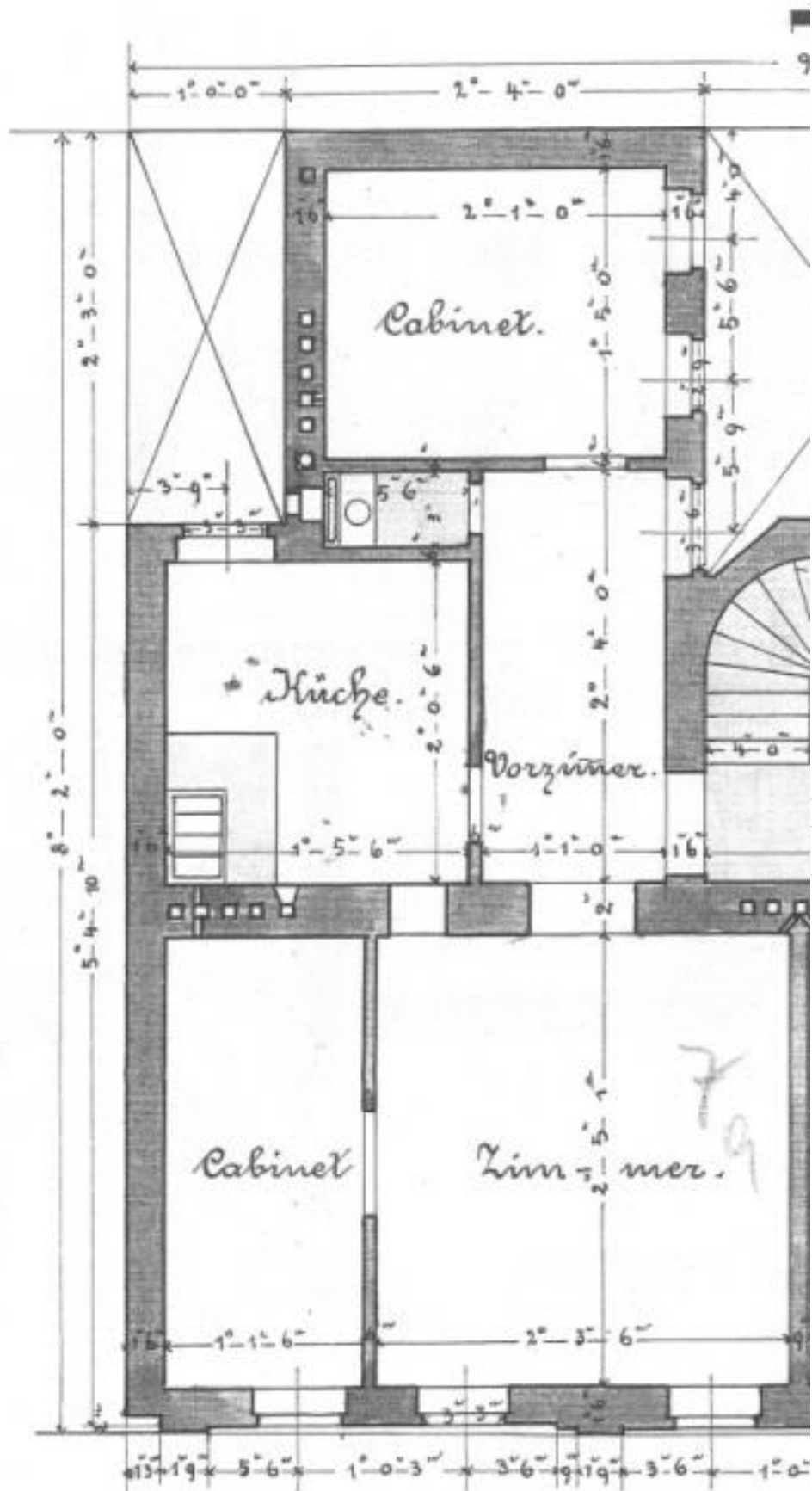
# spacious 3 room apartment close to Wiedner Hauptstraße

📍 1040 Wien, Proximity: Kolschitzkygasse, Alois Drasche Park

€ 1.222,01 /month



Plans



www.homefinding.at

## About Property

nice 3 room apartment in quiet side street of 4th district.

### LOCATION

Caused by it's urban site it is well connected to public transport (U1, 1, 18, 62, 13A, S-Bahn) and has easy access to all kinds of shopping facilities. Post office, restaurants etc are not far.

### PROPERTY

The apartment shows following rooms:

- .entree
- .living dining room with open fireplace
- .separate kitchen with window
- .big bedroom
- .second smaller bedroom
- .bathroom (shower)
- .separate toilet

### Equipment:

- .wooden and tiled floors
- .elevator

### COSTS

rent: general maintenance costs and VAT included

deposit: 3 gross rents

## General

|                 |         |
|-----------------|---------|
| Property number | 11820   |
| Property type   | Wohnung |

## Costs

|                |            |
|----------------|------------|
| net rent       | € 864,40   |
| gross rent     | € 950.84   |
| operating cost | € 271.17   |
| total rent     | € 1.222,01 |

## Keyfacts

|              |                     |
|--------------|---------------------|
| living area  | 79.43m <sup>2</sup> |
| rooms        | 3                   |
| bedroom      | 2                   |
| bath         | 1                   |
| WC           | 1                   |
| Property age | Altbau              |

|                |           |
|----------------|-----------|
| condition      | --        |
| 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) | 103.80 |
| HWB Energieklasse              | D      |

## Lage

|                   |                                      |
|-------------------|--------------------------------------|
| Verkehrsanbindung | U1, 1, 18, 62, 13A, S-Bahn           |
| Nähe              | Kolschitzkygasse, Alois Drasche Park |

