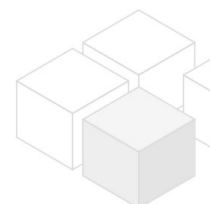
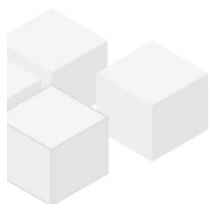


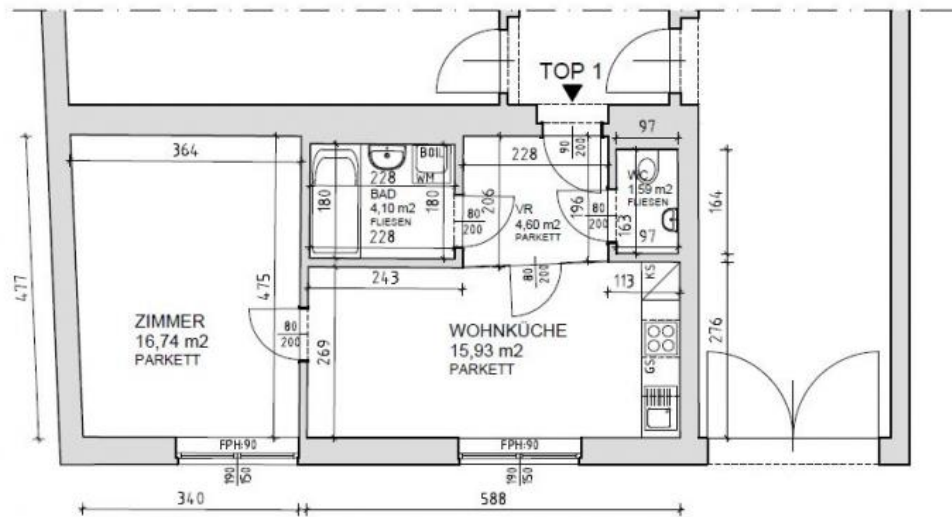
## nice 2 rooms at Baden

📍 2500 Baden, Proximity: Diagnosezentrum

€ 696,08 /month



**Plans**



[www.homefinding.at](http://www.homefinding.at)

## About Property

Nice 2 rooms at Baden close to Vöslauer Straße

### LOCATION

Supermarkets (Penny, Spar), restaurant, pharmacies, bank is just around the corner.

### PROPERTY

The apartment shows following rooms:

.entree  
.living room with open kitchen  
.bedroom  
.bathroom (tub)  
.separate toilet

equipment:  
wooden and tiled floors

### COSTS

rent: general maintenance costs and VAT included

deposit: 4 gross rents

## General

|                 |         |
|-----------------|---------|
| Property number | 11835   |
| Property type   | Wohnung |

## Costs

|                |          |
|----------------|----------|
| net rent       | € 451,08 |
| gross rent     | € 496.19 |
| operating cost | € 199.89 |
| total rent     | € 696,08 |
| Kaution        | € 3073   |

## Keyfacts

|                |                     |
|----------------|---------------------|
| living area    | 42.96m <sup>2</sup> |
| rooms          | 2                   |
| bedroom        | 1                   |
| bath           | 1                   |
| WC             | 1                   |
| Property age   | --                  |
| condition      | sehr gut            |
| Available from | sofort              |
| Contract type  | befristet           |

## Furnishing

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

## Energy Performance Certificate

|                                |       |
|--------------------------------|-------|
| HWB (kwh/m <sup>2</sup> /Jahr) | 101.1 |
| HWB Energieklasse              | D     |
| f <sub>GEE</sub>               | 2.34  |
| f <sub>GEE</sub> Energieklasse | D     |

## Lage

|      |                 |
|------|-----------------|
| Nähe | Diagnosezentrum |
|------|-----------------|

