

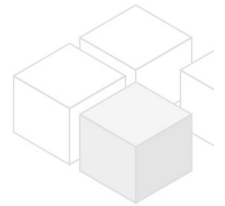
nice 1 room close to Eber-Eschenbach Park

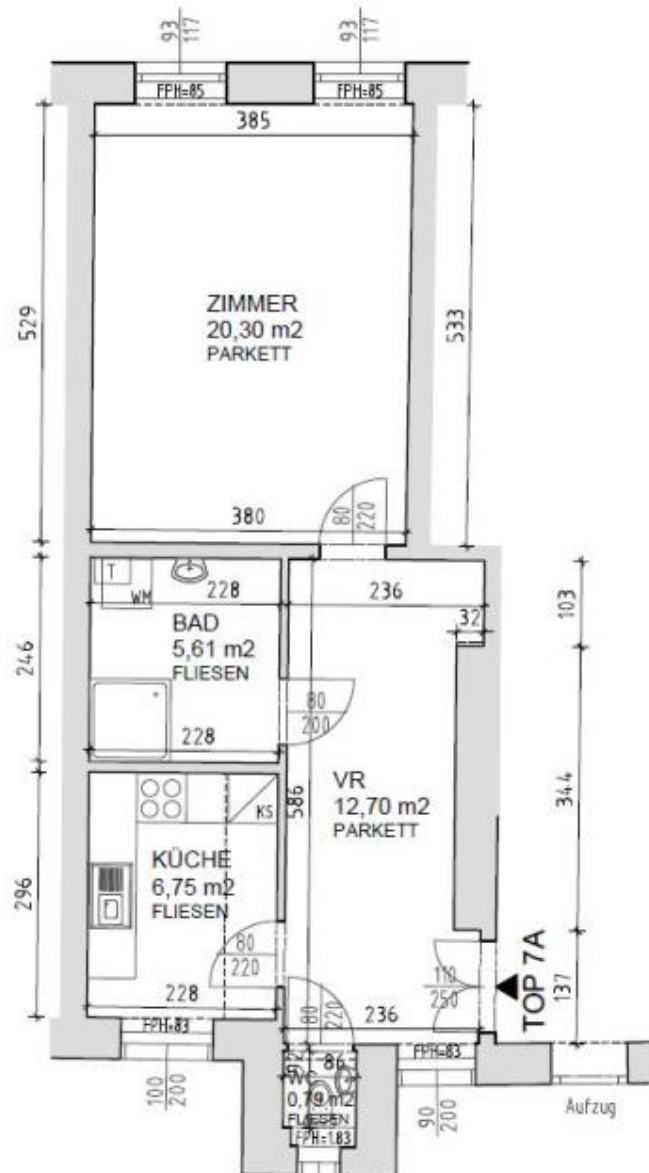
📍 1180 Wien, Proximity: Ebner-Eschenbach-Park, Währinger Straße

€ 1.017,35 /month



Plans





www.homefinding.at

About Property

Nice 1 room in an oldstyle building in central area of the 18th district close to Ebner-EschenbachPark.

LOCATION:

Shops, Restaurants, Supermarkets, etc. are within walking distance at Währinger Straße.

PUBLIC TRANSPORT

Tramlines (40, 41, 42) are nearby at Kreuzgasse or Währinger Straße and connect easy with other districts or with the train.

PROPERTY:

The apartment is located on the 2nd floor and offers following .rooms:

- big entrance
- nice living room, ca 20m²
- separate kitchen with window
- bathroom with shower
- separate toilet

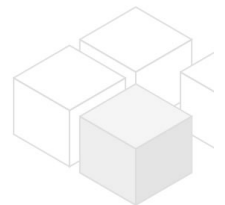
equipment:

- wooden and tiled floor
- cellar storage
- elevator

COSTS

rent: general maintenance cost and VAT included

deposit: 4 gross rents



General

Propertynumber	11837
Property type	Wohnung

Costs

net rent	€ 761,48
gross rent	€ 837.63
operating cost	€ 179.72
total rent	€ 1.017,35
Kaution	€ 4069

Keyfacts

living area	46.15m ²
rooms	1
bath	1

WC	1
Property age	Altbau
condition	sehr gut
Available from	sofort
Contract type	unbefristet

Furnishing

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

Energy Performance Certificate

HWB (kwh/m ² /Jahr)	133.10
HWB Energieklasse	D
f _{GEE}	2.15
f _{GEE} Energieklasse	D

Lage

Verkehrsanbindung	Straßenbahn 40,41,42
Nähe	Ebner-Eschenbach-Park, Währinger Straße

