furnished 2 rooms + terrace

1020 Wien, Proximity: Nestroyplatz, Praterstraße, Praterstern

€ 1.475,- /month







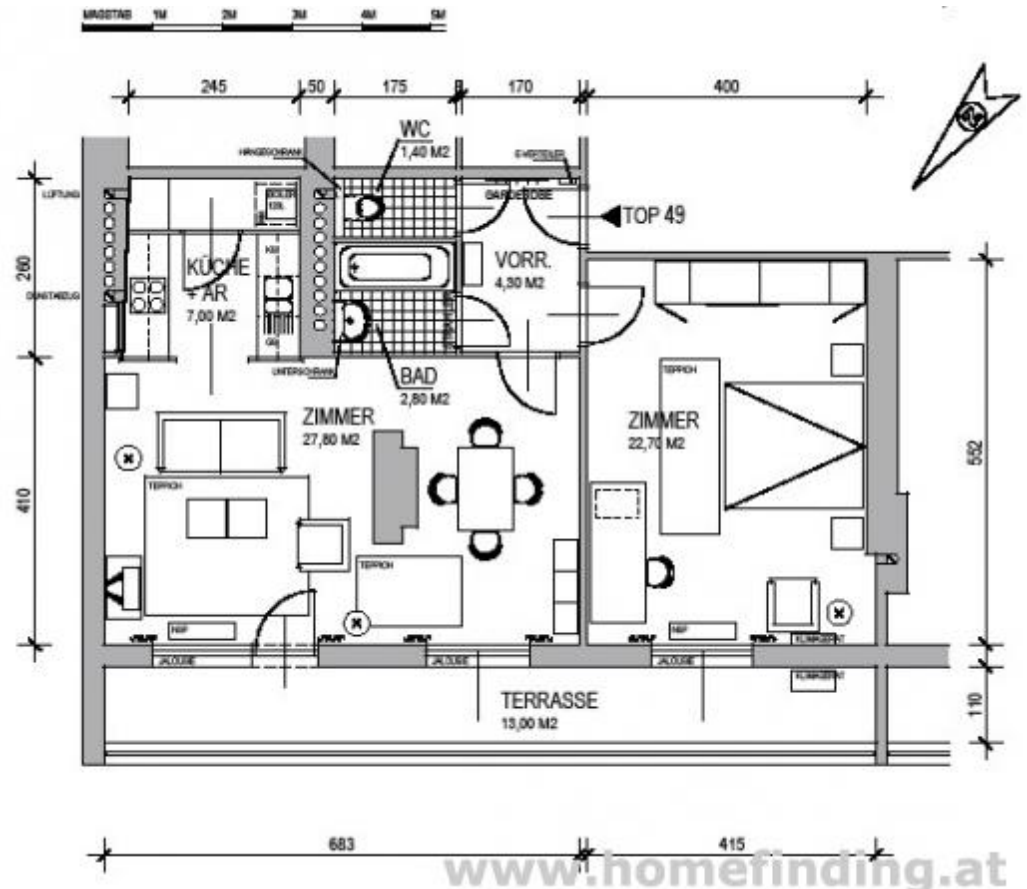








Plans



www.homefinding.at

About Property

Very nice furnished apartment 8 minutes walking distance to the city center.

LOCATION
A great location with best infrastructure and shopping possibilities. The "Prater" is reachable within a few minutes. The U1 is just in front of the building.

PROPERTY
It is located on the eight floor and has 66m² living area plus 13m2 terrace and following rooms:

.entree
.living room with terrace
.open kitchen
.bedroom with terrace and air condition
.bathroom with tub
.separate toilet.

equipment:
.wooden and tiled floors
.electric heating (no gas!)
.air condition in the bedroom
.basment storage
.ca 13m² terrace

COSTS:
rent: general maintenance costs and VAT included
deposit: € 4 gross rents

General

Propertynumber	1216
Property type	Wohnung

Costs

net rent	€ 1.340,91
gross rent	€ 1475
total rent	€ 1.475,-
Kaution	€ 5900

Keyfacts

living area	66m^2
rooms	2
bedroom	1
bath	1
WC	1

Property age	Neubau
condition	sehr gut
Available from	Februar 2027
Contract type	befristet

Furnishing

furnished	ja
Flooring	Parkettboden
parking	--
kitchen	ja
Washing machine	ja
Klimaanlage	ja
Terrasse	1
elevator	ja
Kabelfernsehen	ja

Energy Performance Certificate

HWB (kwh/m^2/Jahr)	49.6
Gültig bis	2.12.2030

Lage

Verkehrsanbindung	U1
Nähe	Nestroyplatz, Praterstraße, Praterstern