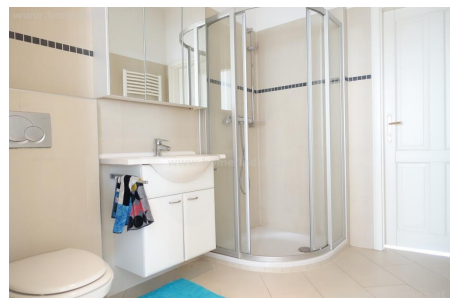


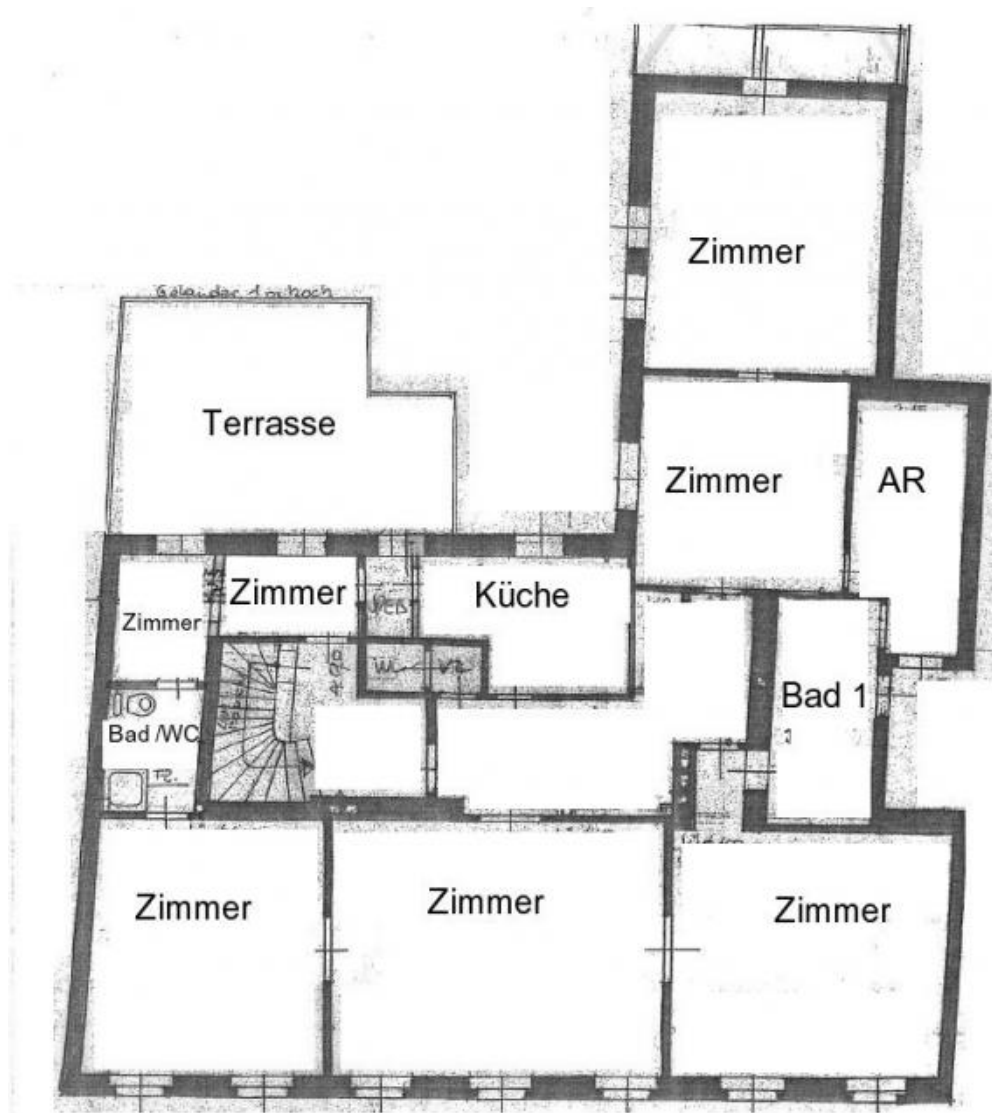
very nice old style apartment with big terrace

📍 1190 Wien, Proximity: Döblinger Hauptstraße

€ 4.110,- /month



Plans



www.homefinding.at

About Property

Very exclusive, elegant first floor in a "Biedermeier-building". It is located absolutely quiet and has a great view over a nice garden. It has the following rooms:

entree, living dining room, kitchen with big terrace, 3 bedrooms - one with balcony, fourth smaller bedroom, bathroom with tub, second bathroom with shower + toilet, guest toilet

Equipment: wooden and tiled floors, swing doors, gas heating

Rent: general maintenance costs and VAT included

Deposit: 3 gross rents

Commission: 2 rents + 20% VAT

General

Property number	1750
Property type	Wohnung

Costs

net rent	€ 3.463,64
gross rent	€ 3810
operating cost	€ 300
total rent	€ 4.110,-



Keyfacts

living area	190m ²
rooms	5
bedroom	4
bath	2
WC	2
Property age	Altbau
condition	sehr gut
Available from	15.9.2025
Contract type	befristet

Furnishing

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

Terrasse 1

Energy Performance Certificate

HWB (kwh/m ² /Jahr)	113
HWB Energieklasse	D
f _{GEE}	1.86
f _{GEE} Energieklasse	D
Gültig bis	09.01.2023

Lage

Verkehrsanbindung	37, 38, 10A, 39A, S 45
Nähe	Döblinger Hauptstraße

