

# modern apartment in quiet neighbourhood, 2x balcony

📍 1130 Wien, Proximity: Fichtnergasse

€ 2.302,78/month



## Plans



## About Property

Modern apartment in a silent neighbourhood

### LOCATION

Shops, supermarkets, restaurants, pharmacies can be reached by a short walk. Public lines are nearby and offer a quick connection to other districts.

### PUBLIC TRANSPORT

10, 52, 60

### PROPERTY

It is located on the attic and has following rooms:

- .entree
- .38m<sup>2</sup> living dining room with 9m<sup>2</sup> balcony
- .kitchen with window
- .3 bedrooms - each with access to 10m<sup>2</sup> balcony
- .bathroom (tub, toilet)
- .second bathroom (shower, toilet)

### EQUIPMENT

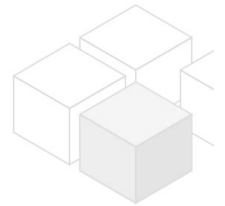
- .wooden and tiled floors
- .2x balcony
- .in house garage can be rent separately (€ 211,90/ month)

### COSTS

rent: general maintenance costs and VAT included

depoit: 4 1/2 gross rents

fee for setting-up the contract: € 600,00



## General

Property number	1773
Property type	Wohnung

## Costs

net rent	€ 1.848,46
gross rent	€ 2033.31
operating cost	€ 269.47
total rent	€ 2.302,78

## Keyfacts

living area	117.88m <sup>2</sup>
rooms	4
bedroom	3
bath	2

WC	2
Property age	Neubau
condition	sehr gut
Available from	sofort
Contract type	befristet

## Furnishing

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

## Energy Performance Certificate

HWB (kwh/m <sup>2</sup> /Jahr)	45.30
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## Lage

Verkehrsanbindung Nähe	Straßenbahn > Hietzing Fichtnergasse
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