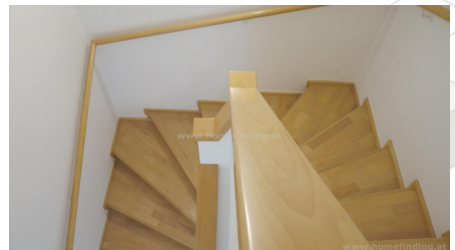


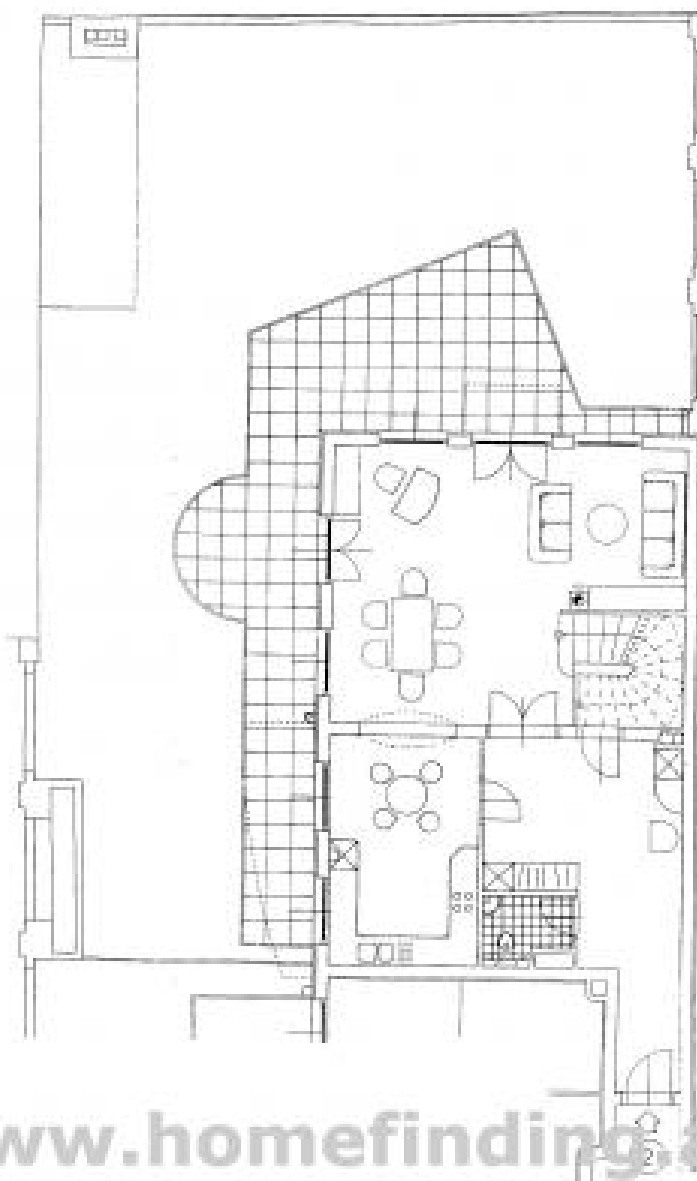
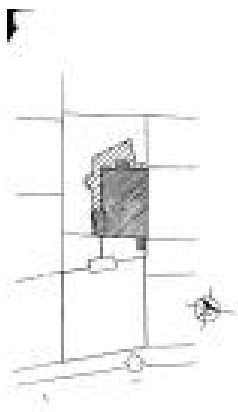
Porzellangasse: duplex apartment with garden/ 3 bedrooms

📍 1090 Wien, Proximity: Servitenviertel

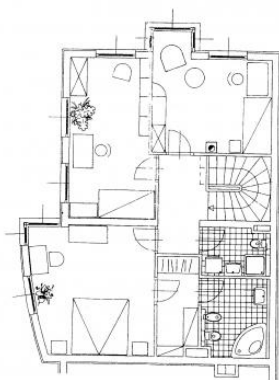
€ 3.137,72 /month



Plans



www.homefinding.at



1:100 1 cm = 1 m

www.homefinding.at

About Property

Modern apartment with private garden (128,50m²) and large terrace (40.10m²) in calm road.

LOCATION

Shopping facilities, restaurants and public transport are just around the corner.

PROPERTY

It has two levels and following rooms:

>ground floor:

- .large entree
- .guest toilet
- .living-dining room with large terrace and garden
- .big built-in kitchen with 2 big windows
- .staircase.

>first floor:

- .hallway
- .2 south-est sided bedrooms
- .masterbedroom with walk-in closet
- .bathroom (corner tub + shower + toilet)
- .second bathroom with shower + toilet.

equipment:

- .wooden and tiled floors
- .basement
- .in-house parking possible (price on request)

COSTS

rent: general maintenance costs and VAT included

deposit: 4 gross rents

General

Property number	2359
Property type	Wohnung

Costs

net rent	€ 2.383,81
gross rent	€ 2622.19
operating cost	€ 515.53
total rent	€ 3.137,72

Keyfacts

living area	155m ²
Grünfläche	128.5m ²

rooms	4
bedroom	3
bath	2
WC	3
Property age	Neubau
condition	sehr gut
Available from	April 2026
Contract type	befristet

Furnishing

type of heating	Fernwärme
Flooring	Parkettboden
parking	Garage
kitchen	ja
balcony	ja
Terrasse	1
elevator	ja
Kabelfernsehen	ja

Energy Performance Certificate

HWB (kwh/m ² /Jahr)	50
HWB Energieklasse	C

Lage

Verkehrsanbindung	U4 Rossauer Lände
Nähe	Servitenviertel