

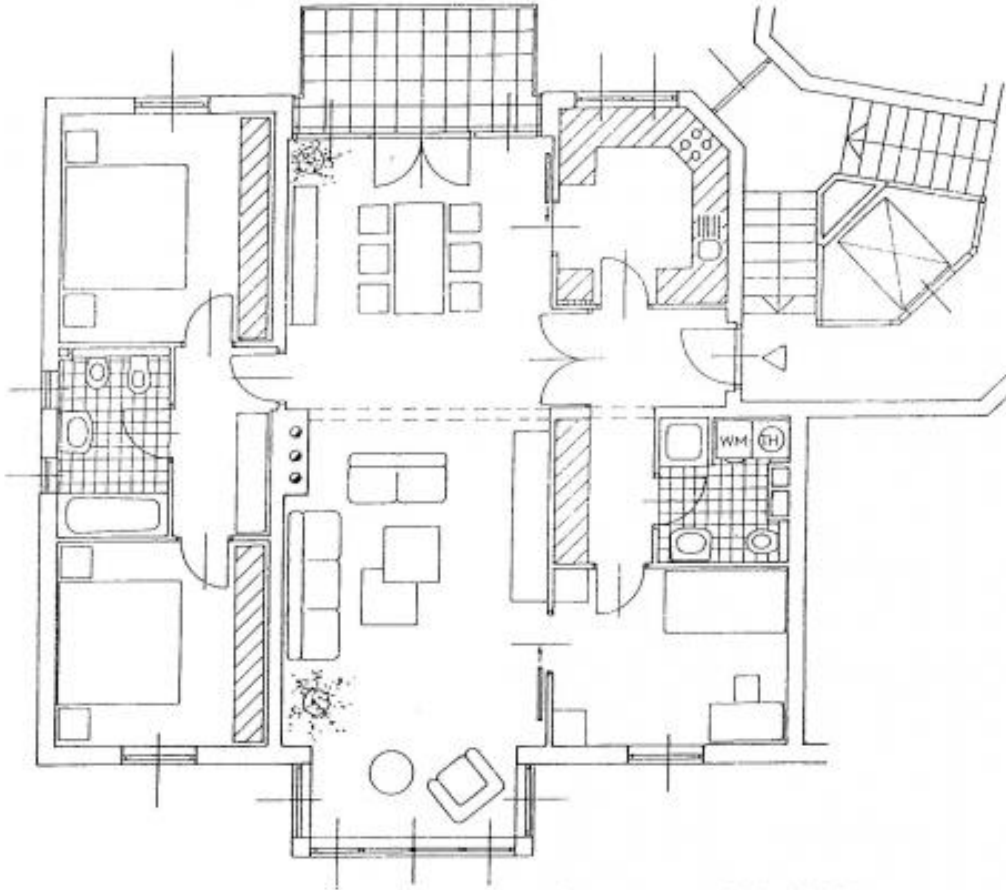
# 4 rooms with balcony, close to U4/ Streckerpark

📍 1130 Wien, Proximity: Strecker-Platz

€ 2.408,29/month



## Plans



[www.homefinding.at](http://www.homefinding.at)

## About Property

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Nice apartment in a silent neighbourhood, a few minutes from the underground station Ober St.Veit next to a small park.

### LOCATION

Shops, restaurants, supermarkets etc can be found within walking distance.

### PROPERTY

It has following rooms:

- .entree
- .living dining room with 6m<sup>2</sup> balcony
- .separate kitchen with window
- .3 nice bedrooms
- .bathroom with tub and toilet
- .bathroom with shower and toilet

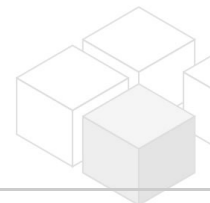
equipment:

- .wooden and tiled floors
- .balcony
- .storage room in the basement
- .garage possible (€ 130.00/Month)

### COSTS

rent: general maintenance costs and VAT included

deposit: 4 gross rents



## General

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|                 |         |
|-----------------|---------|
| Property number | 462     |
| Property type   | Wohnung |

## Costs

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|                |            |
|----------------|------------|
| net rent       | € 1.822,55 |
| gross rent     | € 2004.81  |
| operating cost | € 403.48   |
| total rent     | € 2.408,29 |

## Keyfacts

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|              |                   |
|--------------|-------------------|
| living area  | 120m <sup>2</sup> |
| rooms        | 4                 |
| bedroom      | 3                 |
| bath         | 2                 |
| WC           | 2                 |
| Property age | Neubau            |

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|                |           |
|----------------|-----------|
| condition      | sehr gut  |
| Available from | sofort    |
| Contract type  | befristet |

## Furnishing

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

## Energy Performance Certificate

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|                                |            |
|--------------------------------|------------|
| HWB (kwh/m <sup>2</sup> /Jahr) | 56         |
| HWB Energieklasse              | C          |
| Gültig bis                     | 16.11.2022 |

## Lage

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|                   |                |
|-------------------|----------------|
| Verkehrsanbindung | U4, 54A, 54B   |
| Nähe              | Strecker-Platz |

