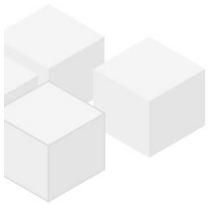


# 4 rooms with balcony, close to U4/ Streckerpark

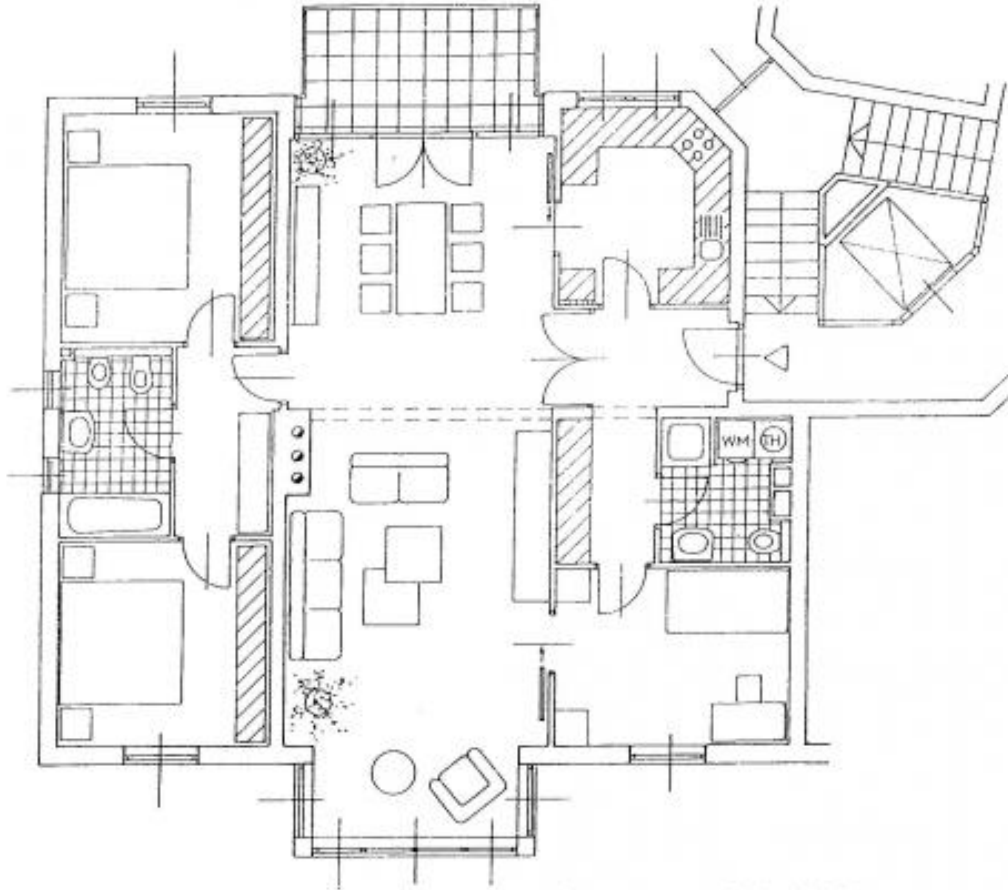


📍 1130 Wien, Proximity: Strecker-Platz

€ 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

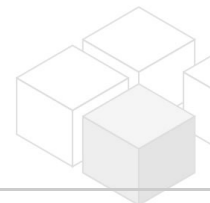
equipment:

- .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	Juni 2026
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 Nähe	U4, 54A, 54B Strecker-Platz
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