

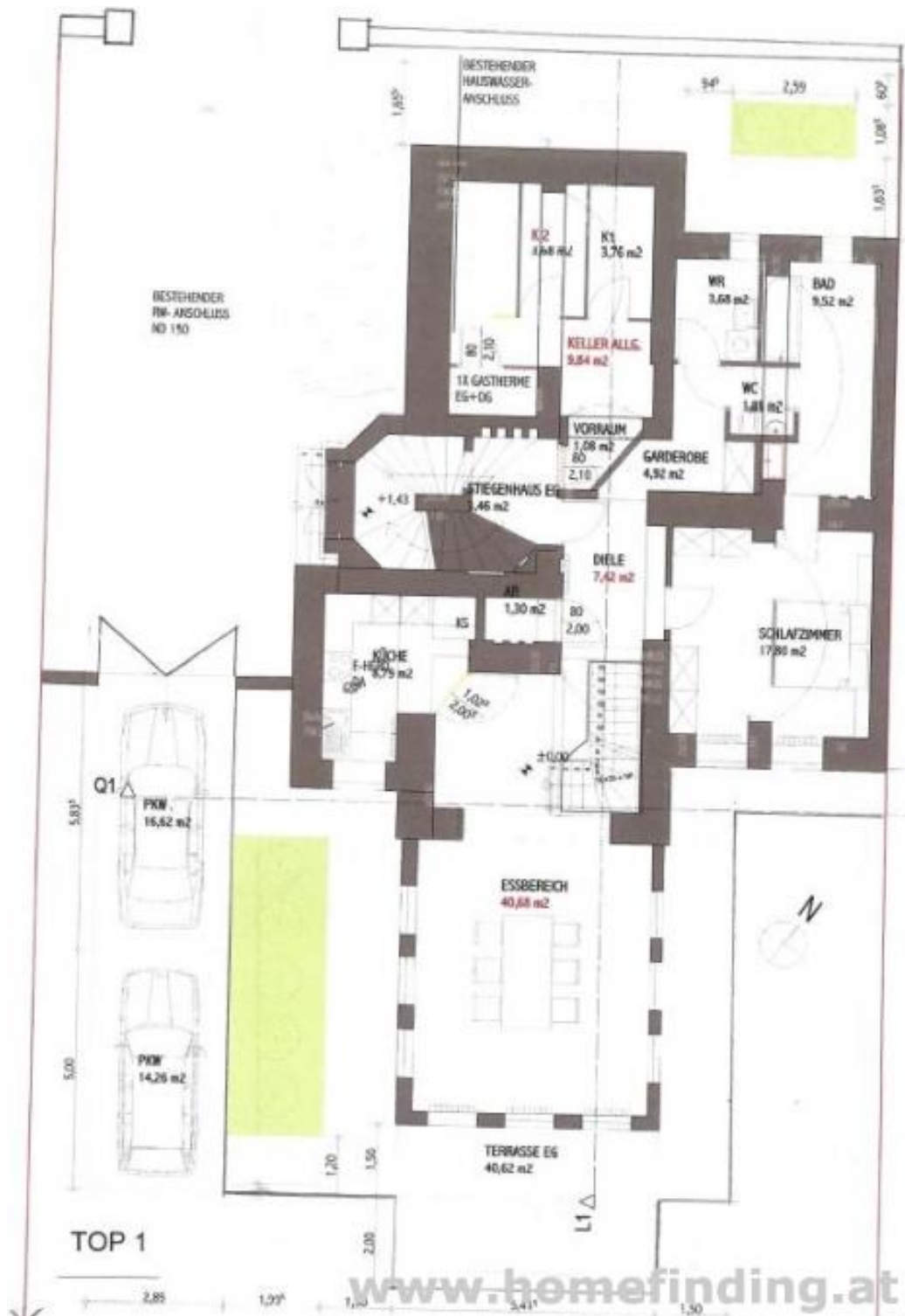
refurbished luxury equipped apartment at Baden

📍 2500 Baden, Proximity: Kurpark, Zentrum Baden

€ 2.450,-/month



Plans





About Property

This exclusiv equipped and modern refurbished 6 room apartment is situated on 2 levels of an old style villa close to Kurpark Baden.

LOCATION

The location offers a green and calm neighbourhood with walking distance to shops, restaurants, supermarkets, park etc. Public lines are close and connect to Vienna city centre.

PUBLIC TRANSPORT

Badner Bahn

PROPERTY

The apartment offers following rooms on 2 levels:

>ground floor:

- .entree with wardrobe and staircase
- .ca. 40m² living dining room with 75m² terrace
- .partly open kitchen
- .bedroom with bathroom (tub)
- .guest toilet
- .storage room

>first floor:

- .hallway open to another living room with 16m² terrace
- .bedroom with bathroom (shower)
- .2 further bedrooms
- .second big bathroom (tub, shower, toilet)
- .separate toilet.

equipment:

- .wooden and tiled floors
- .2 terraces
- .2x open air parking on the plot
- .basement storage
- .private garden.

COSTS

rent: general maintenance costs and VAT included

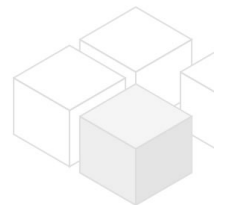
deposit: 4 gross rents

General

Propertynumber	5077
Property type	Wohnung

Costs

net rent	€ 2.000,-
gross rent	€ 2200



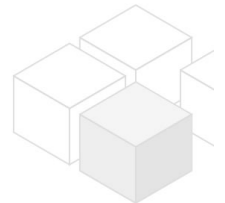
operating cost	€ 250
total rent	€ 2.450,-

Keyfacts

living area	206.34m ²
Grünfläche	120m ²
rooms	6
bedroom	4
bath	3
WC	3
Property age	Altbau
condition	sehr gut
Available from	sofort
Contract type	befristet

Furnishing

type of heating	Etagenheizung
Flooring	Parkettboden
parking	Freiplatz
kitchen	ja
Terrasse	1



Energy Performance Certificate

HWB (kwh/m ² /Jahr)	242
HWB Energieklasse	F

Lage

Verkehrsanbindung	Badner Bahn
Nähe	Kurpark, Zentrum Baden