

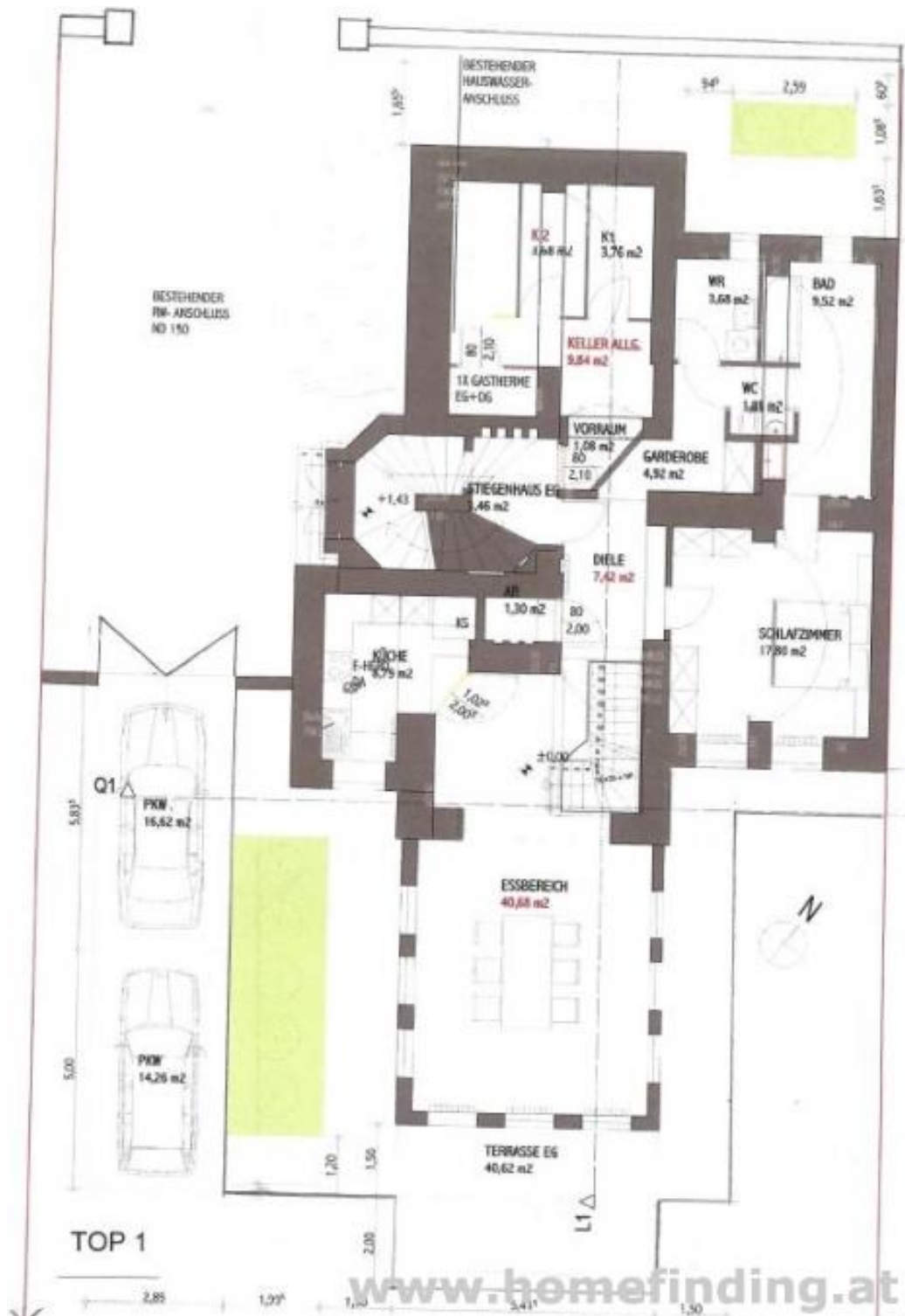
refurbished luxury equipped apartment at Baden

📍 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. The location offers a green and calm neighbourhood with walking distance to shops, restaurants, supermarkets, park etc. Public transport (Badner Bahn) is very good and connect to Vienna city centre. The apartment has 2 levels and following rooms:

>ground floor:

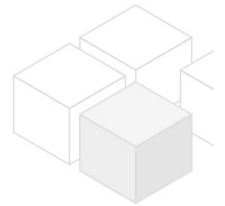
- .entree with wardrobe and staircase
- .40m² living dining room with 75m² terraces
- .partly open kitchen
- .bedroom with bathroom (tub)
- .guest toilet
- .storage room

>first floor:

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

Property number	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

