

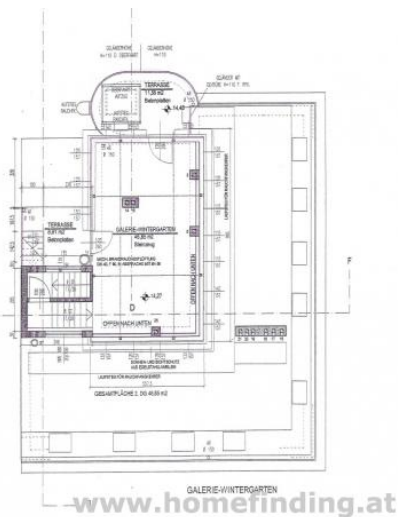
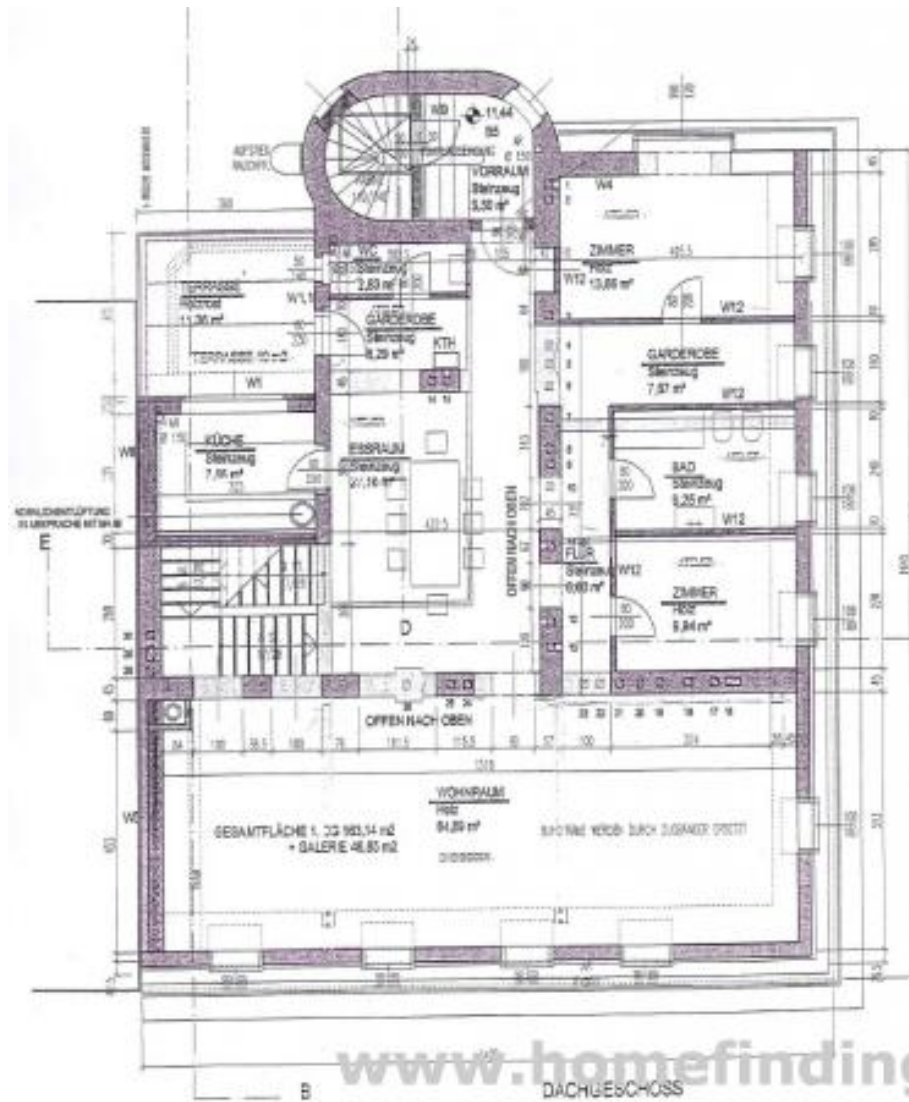
very nice duplex apartment with 2 terraces

📍 1130 Wien, Proximity: Wattmannngasse, Altgasse

€ 3.261,50/month



Plans



About Property

This luxury equipped duplex apartment is situated in the centre of Hietzing in a calm road.

LOCATION

Shops, restaurants, supermarkets, coffee houses, Schloß Schönbrunn etc can be reached by a short walk. Public transport is very good: U4, 58, 60,.. are nearby.

PROPERTY

The apartment has following rooms:

>level 1:

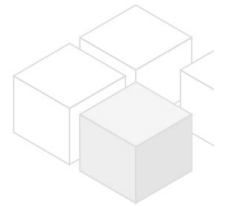
- .big entree with terrace
- .living dining room
- .separate kitchen with window
- .3 bedrooms
- .bathroom with tub + shower + toilet
- .guest toilet

>level 2:

- .open room (bedroom)
- .bathroom with shower + toilet
- .terrace.

equipment:

- .wooden and tiled floors
- .2 terraces
- .basement storage room
- .elevator
- .AC



COSTS

rent: general maintenance costs and VAT included

deposit: 3 gross rents

General

Property number	5129
Property type	Wohnung

Costs

net rent	€ 2.300,-
gross rent	€ 2530
operating cost	€ 731.5
total rent	€ 3.261,50

Keyfacts

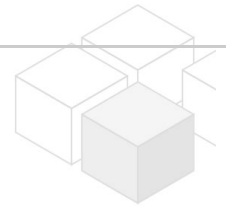
living area	207m ²
rooms	5
bedroom	4
bath	2
WC	3
Property age	Altbau
condition	sehr gut
Available from	sofort
Contract type	befristet

Furnishing

type of heating	Etagenheizung
Flooring	Parkettboden
parking	--
kitchen	ja
Klimaanlage	ja
Terrasse	1
elevator	ja

Energy Performance Certificate

HWB (kwh/m ² /Jahr)	69
fGEE	1.31



Lage

Verkehrsanbindung	U4, 58, 60, 62
Nähe	Wattmanngasse, Altgasse