

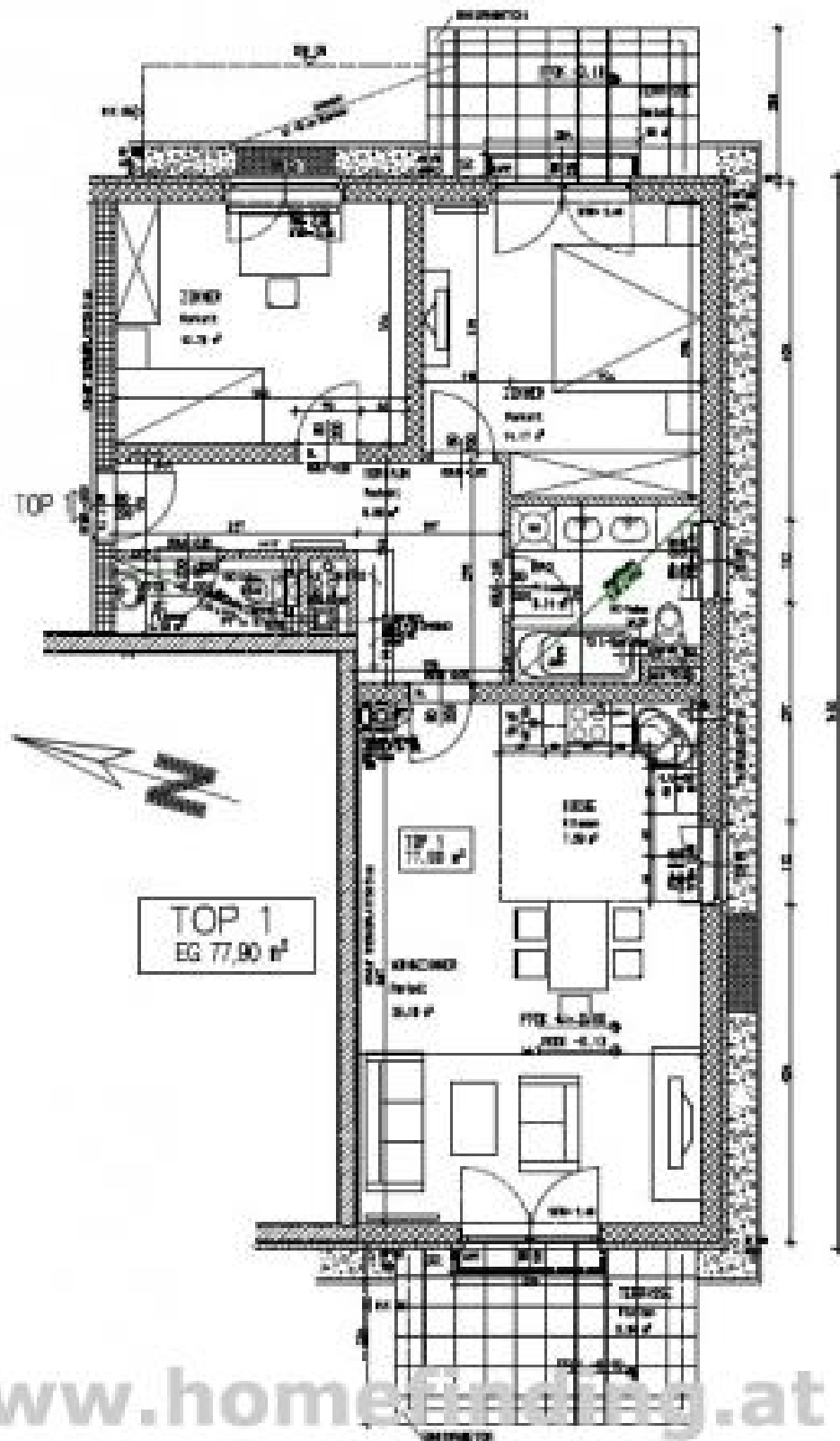
## exclusive equipped apartment - 2 bedroom

📍 1130 Wien, Proximity: Jagdschloßgasse, Hörndlwald

€ 1.572,59 /month



### Plans



www.homefinding.at

## About Property

This beautiful and exclusiv equipped brand new apartment is situated in green and calm location.

### LOCATION

Due to its site infrastructure is perfect: 3 small centers offer a variety of supermarkets, shops, restaurants, banks, pharmacy shops, schools, kindergarden, hospital etc.

### PUBLIC TRANSPORT

54B, 55B, 62

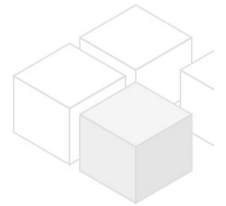
### PROPERTY

The apartment itself has following rooms:

- .entree
- .ca 31m2 living dining room with open kitchen and terrace
- .2 bedrooms - one with terrace
- .bathroom with tub and toilet
- .guest toilet

### equipment:

- .wooden and tiled floors
- .2 terraces (17m<sup>2</sup>)
- .basment storage
- .sat-tv
- .outside blinds
- .elevator
- .common garden



### PARKING

- in house garage: € 175,12.00 per month
- open air parking: € 88,21 per month

### COSTS

- rent: general maintenance costs and VAT included
- deposit: 4.5 gross rents
- fee for setting up the contract: € 600.00

## General

|                 |         |
|-----------------|---------|
| Property number | 5190    |
| Property type   | Wohnung |

## Costs

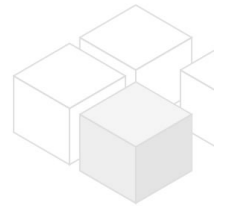
|                |            |
|----------------|------------|
| net rent       | € 1.252,80 |
| gross rent     | € 1378.08  |
| operating cost | € 194.51   |
| total rent     | € 1.572,59 |
| Kaution        | € 5627.85  |

## Keyfacts

|                |                    |
|----------------|--------------------|
| living area    | 77.9m <sup>2</sup> |
| Nutzfläche     | 94.6m <sup>2</sup> |
| Grundfläche    | 6600m <sup>2</sup> |
| rooms          | 3                  |
| bedroom        | 2                  |
| bath           | 1                  |
| WC             | 2                  |
| Property age   | Neubau             |
| condition      | sehr gut           |
| Available from | 1.7.2025           |
| Contract type  | befristet          |

## Furnishing

|                     |               |
|---------------------|---------------|
| type of heating     | Etagenheizung |
| Flooring            | Parkettboden  |
| parking             | Garage        |
| kitchen             | ja            |
| Terrasse            | 1             |
| elevator            | ja            |
| Satellitenfernsehen | ja            |



## Energy Performance Certificate

|                                |    |
|--------------------------------|----|
| HWB (kwh/m <sup>2</sup> /Jahr) | 42 |
|--------------------------------|----|

## Lage

|                   |                             |
|-------------------|-----------------------------|
| Verkehrsanbindung | 54B, 55B, 62                |
| Nähe              | Jagdschloßgasse, Hörndlwald |