

nice apartment - 2 bedrooms

📍 1130 Wien, Proximity: Jagdschloßgasse, Hörndlwald

€ 1.706,16/month



Plans

About Property

This nice apartment is located in a wonderful, quiet, green area near Hörndlwald.

LOCATION

The centers of Lainz, Ober St. Veit, and Speising are just a few minutes away and offer a comprehensive range of supermarkets, drugstores, shops, restaurants, banks, schools, kindergartens, a hospital, pharmacies, etc. Bus and tram connections provide quick access to other districts.

PUBLIC TRANSPORT

54B, 55B, 62

PROPERTY

The apartment itself is located on the ground floor and features the following rooms:

- .Entree
- .Living dining room with open kitchen and access to the terrace
- .two bedrooms
- .bathroom (tub and toilet)
- .separate toilet

EQUIPMENT

- .Wooden and tiled floors
- .Terrace
- .Cellar storage compartment
- .Common garden

PARKING:

Garage: €175.12 gross per month

Parking space: €88.21 Gross monthly income

REQUIREMENTS

- . Monthly net household income > 3 times the rent
- . 3 current pay slips/employment contract/income tax assessment
- . Guarantor: monthly net income > 4 times the rent
- . Current registration form

COSTS

Rent: including utility costs, including VAT

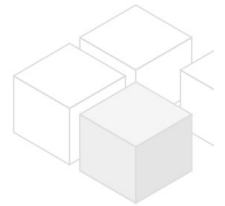
Deposit: 4.5 gross rents

Contract preparation fee: € 600.00

The broker represents the landlord exclusively. A close economic relationship exists due to recurring assignments.

General

Property number	5193
Property type	Wohnung



Costs

net rent	€ 1.357,78
gross rent	€ 1493.56
operating cost	€ 212.6
total rent	€ 1.706,16

Keyfacts

living area	85.14m ²
Nutzfläche	102.14m ²
Grundfläche	6600m ²
rooms	3
bedroom	2
bath	2
WC	2
Property age	Neubau
condition	sehr gut
Available from	1.08.2025
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 ² /Jahr)	42
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Lage

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