

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

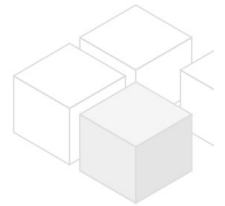
Deposit: 4.5 gross rents

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 |
|--------------------------------|----|

Lage

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