

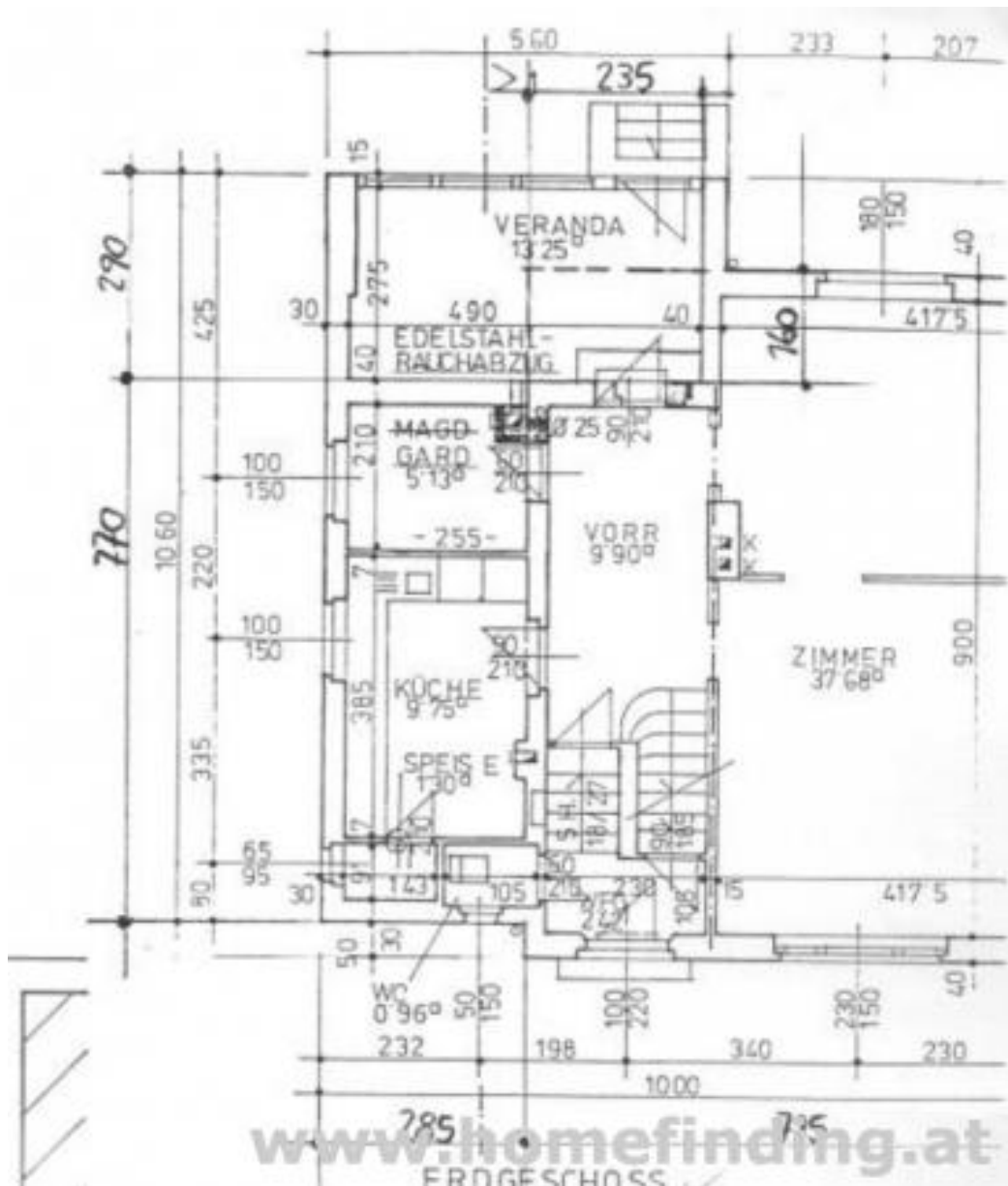
house at Königlberg - 5 bedrooms

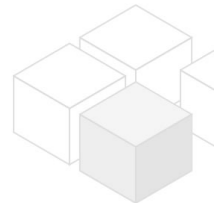
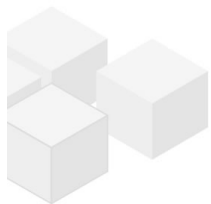
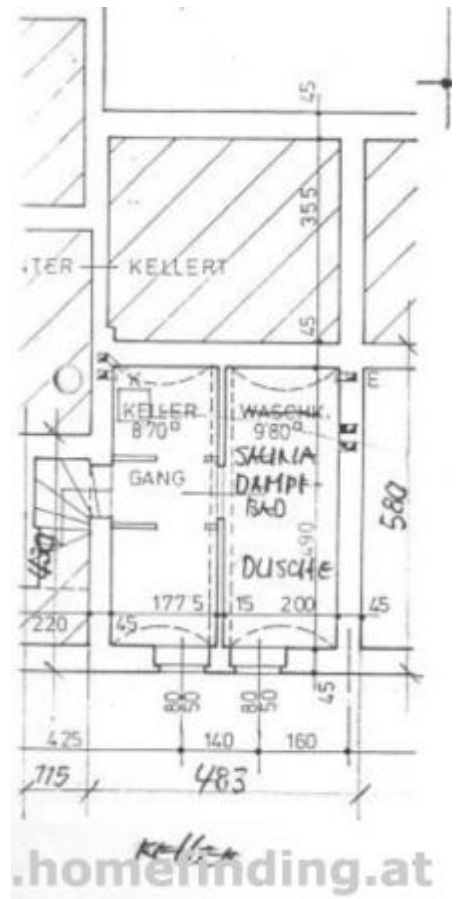
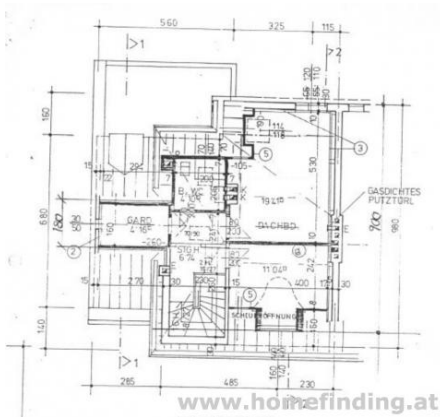
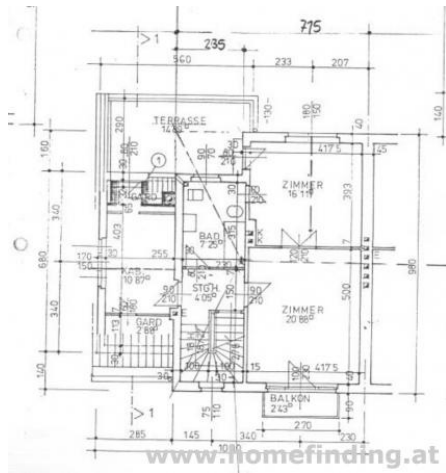
📍 1130 Wien, Proximity: Königlberg, Würzburggasse

€ 3.720,- /month



Plans





About Property

Great old style villa at K niglberg in green neighbourhood close to park of Schlo  Sch nbrunn.

LOCATION

Shopping possibilities, restaurants etc you can find at Lainz or centre of Hietzing. Public transport: bus, U4 Kennedybr cke are nearby.

PROPERTY

The house has following rooms:

>ground floor:

- .entree
- .living dining room
- .separate kitchen with storage room
- .wardrobe
- .guest toilet
- .small room with fire place and access to the garden.

>first floor:

- .hallway
- .master bedroom
- .bathroom
- .2 smaller bedrooms.

>attic:

- .hallway
- .2 small bedrooms
- .bathroom with shower

>basement:

- .hallway
- .heating room
- .sauna

equipment:

wooden and tiled floors, carport

COSTS

rent: VAT included plus BK

deposit: 3 gross rents

General

Propertynumber	5655
Property type	Haus

Costs

net rent	� 3.103,52
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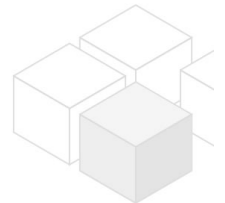
gross rent	� 3413.87
operating cost	� 306.13
total rent	� 3.720,-

Keyfacts

living area	253m ²
Gr�nfl�che	250m ²
rooms	7
bedroom	4
bath	3
WC	2
Property age	Altbau
condition	sehr gut
Available from	1.4.2026
Contract type	befristet

Furnishing

type of heating	Etagenheizung
Flooring	Parkettboden
parking	Carport
kitchen	ja



Energy Performance Certificate

HWB Energieklasse	D
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Lage

Verkehrsanbindung	Bus > Hietzing
N�he	K�niglberg, W�rzburggasse