

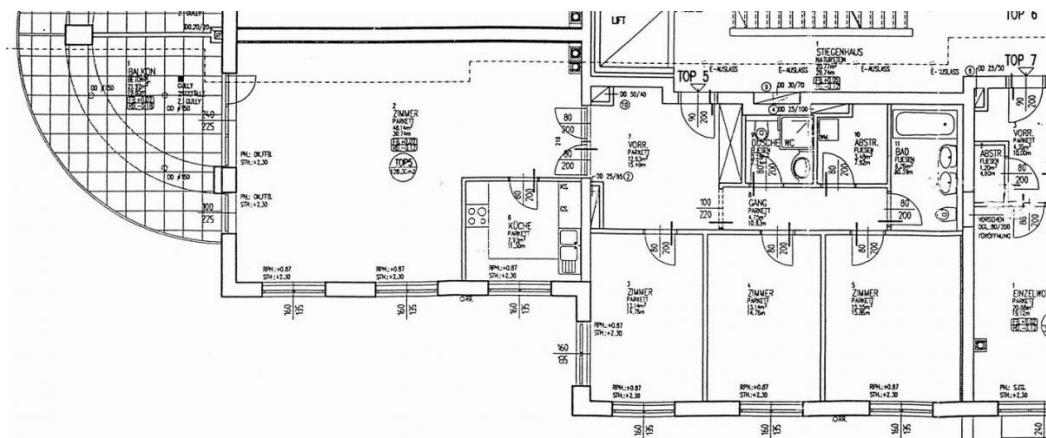
# great 4 rooms with big balcony and garden

► 1190 Wien, Proximity: Nottebohmstraße, Krottenbachstraße

€ 2.579,50/month



## Plans



[www.homefinding.at](http://www.homefinding.at)

## About Property

This nice and sunny apartment is located in green and calm neighbourhood.

### LOCATION

Shops, laundry service, schools, kindergarten, bank are as close nearby as bus lines 35A and 39A.

### PROPERTY

The apartment has following rooms:

- .entree
- .48m<sup>2</sup> living room with 22m<sup>2</sup> balcony (south facing)
- .separate kitchen with window
- .3 nice bedrooms
- .bathroom with tub and toilet
- .second bathroom with shower and toilet
- .storage room.

### equipment:

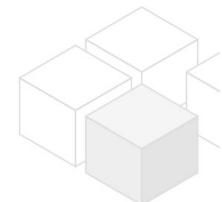
- .wooden and tiled floors
- .22m<sup>2</sup> balcony
- .tiny private garden
- .basement storage room
- .in-house garage can be rent extra

### COSTS

rent: general maintenance costs and VAT included

additional monthly costs: ca € 200,00 for heating/ warm water prepayment

deposit: 3 gross rents



## General

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|                |         |
|----------------|---------|
| Propertynumber | 583     |
| Property type  | Wohnung |

## Costs

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|                |            |
|----------------|------------|
| net rent       | € 2.050,-  |
| gross rent     | € 2255     |
| operating cost | € 324.5    |
| total rent     | € 2.579,50 |

## Keyfacts

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|             |                      |
|-------------|----------------------|
| living area | 128.32m <sup>2</sup> |
| rooms       | 4                    |
| bedroom     | 3                    |

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|                |           |
|----------------|-----------|
| bath           | 2         |
| WC             | 2         |
| Property age   | Neubau    |
| condition      | sehr gut  |
| Available from | März 2026 |
| Contract type  | befristet |

## Furnishing

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|                 |               |
|-----------------|---------------|
| type of heating | Etagenheizung |
| Flooring        | Parkettboden  |
| parking         | Garage        |
| kitchen         | ja            |
| balcony         | ja            |
| elevator        | ja            |

## Energy Performance Certificate

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|                                |    |
|--------------------------------|----|
| HWB (kwh/m <sup>2</sup> /Jahr) | 62 |
| HWB Energieklasse              | C  |

## Lage

|                   |                                    |
|-------------------|------------------------------------|
| Verkehrsanbindung | 35 A, 39 A                         |
| Nähe              | Nottebohmstraße, Krottenbachstraße |

