

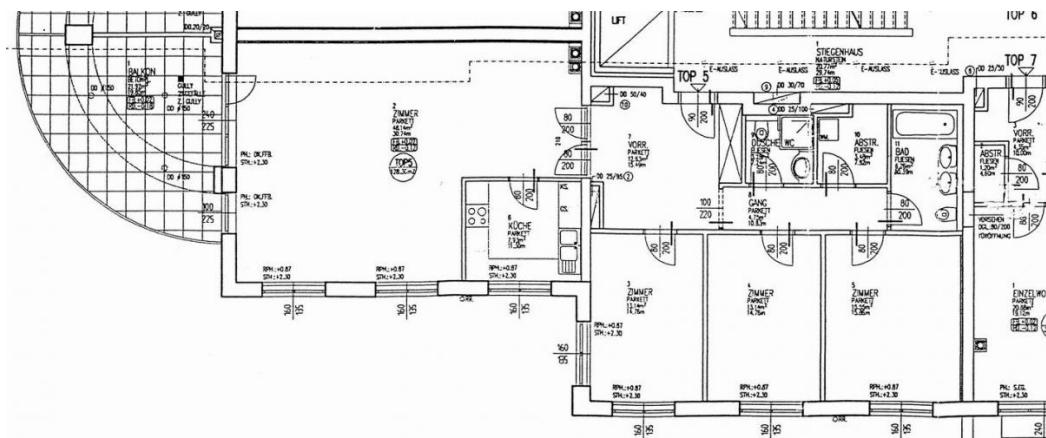
# great 4 rooms with big balcony and garden

► 1190 Wien, Proximity: Nottebohmstraße, Krottenbachstraße

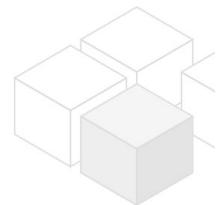
€ 2.563,-/month



## 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:

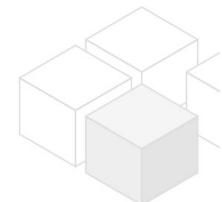
- .wooden and tiled floors
- .22m<sup>2</sup> balcony
- .tiny private garden
- .basement storage room
- .in-house garage can be rent extra

### 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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Property number	583
Property type	Wohnung

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## Costs

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net rent	€ 2.050,-
gross rent	€ 2255
operating cost	€ 308
total rent	€ 2.563,-

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## 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)	48
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## Lage

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Verkehrsanbindung	35 A, 39 A
Nähe	Nottebohmstraße, Krottenbachstraße

