

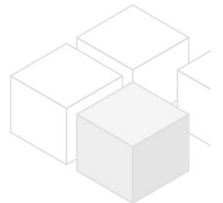
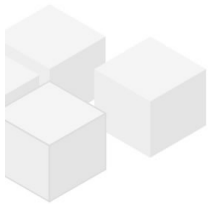
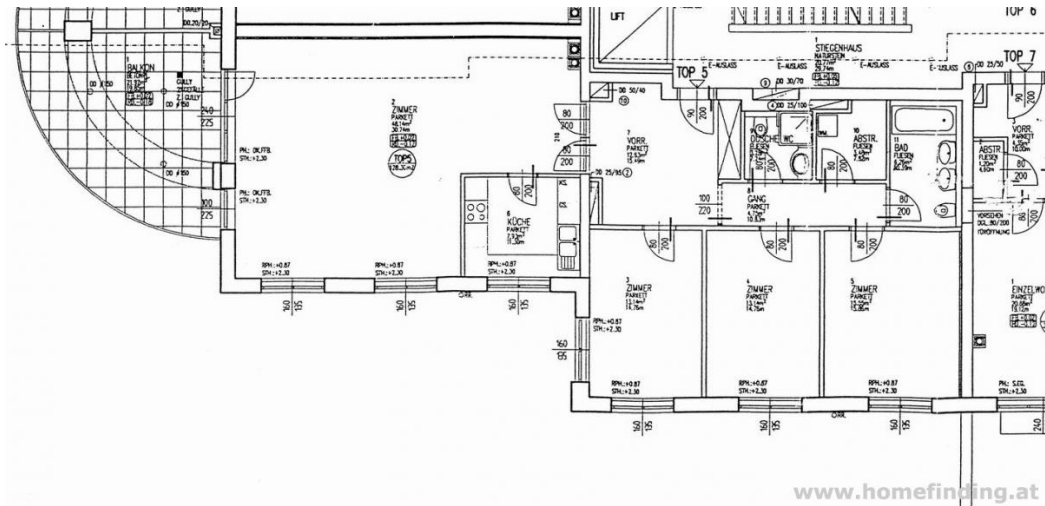
great 4 rooms with big balcony and garden

📍 1190 Wien, Proximity: Nottebohmstraße, Krottenbachstraße

€ 2.563,-/month



Plans



About Property

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

LOCATION

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

PROPERTY

The apartment has following rooms:

- .entree
- .48m² living room with 22m² balcony (south facing)
- .separate kitchen with window
- .3 nice bedrooms
- .bathroom with tub and toilet
- .second bathroom with shower and toilet
- .storage room.

equipment:

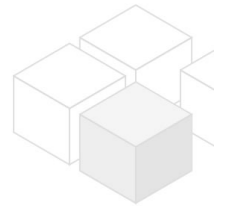
- .wooden and tiled floors
- .22m² balcony
- .tiny private garden
- .basement storage room
- .in-house garage can be rent extra

COSTS

rent: general maintenance costs and VAT included

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

deposit: 3 gross rents



General

Property number	583
Property type	Wohnung

Costs

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

Keyfacts

living area	128.32m ²
rooms	4
bedroom	3

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

Furnishing

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

Energy Performance Certificate

HWB (kwh/m ² /Jahr)	48
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Lage

Verkehrsanbindung	35 A, 39 A
Nähe	Nottebohmstraße, Krottenbachstraße