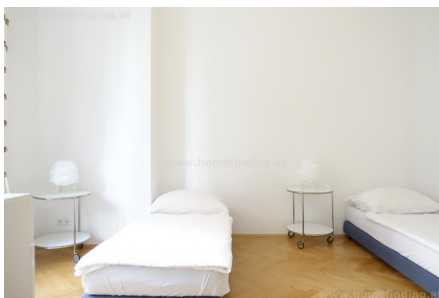
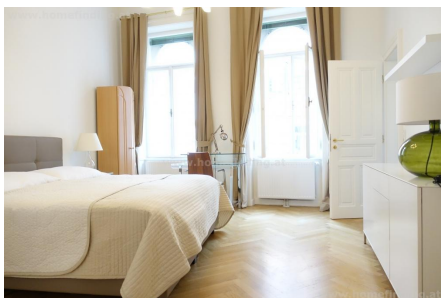
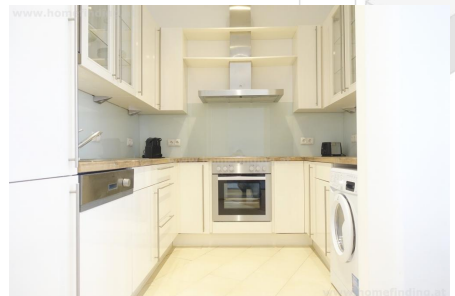


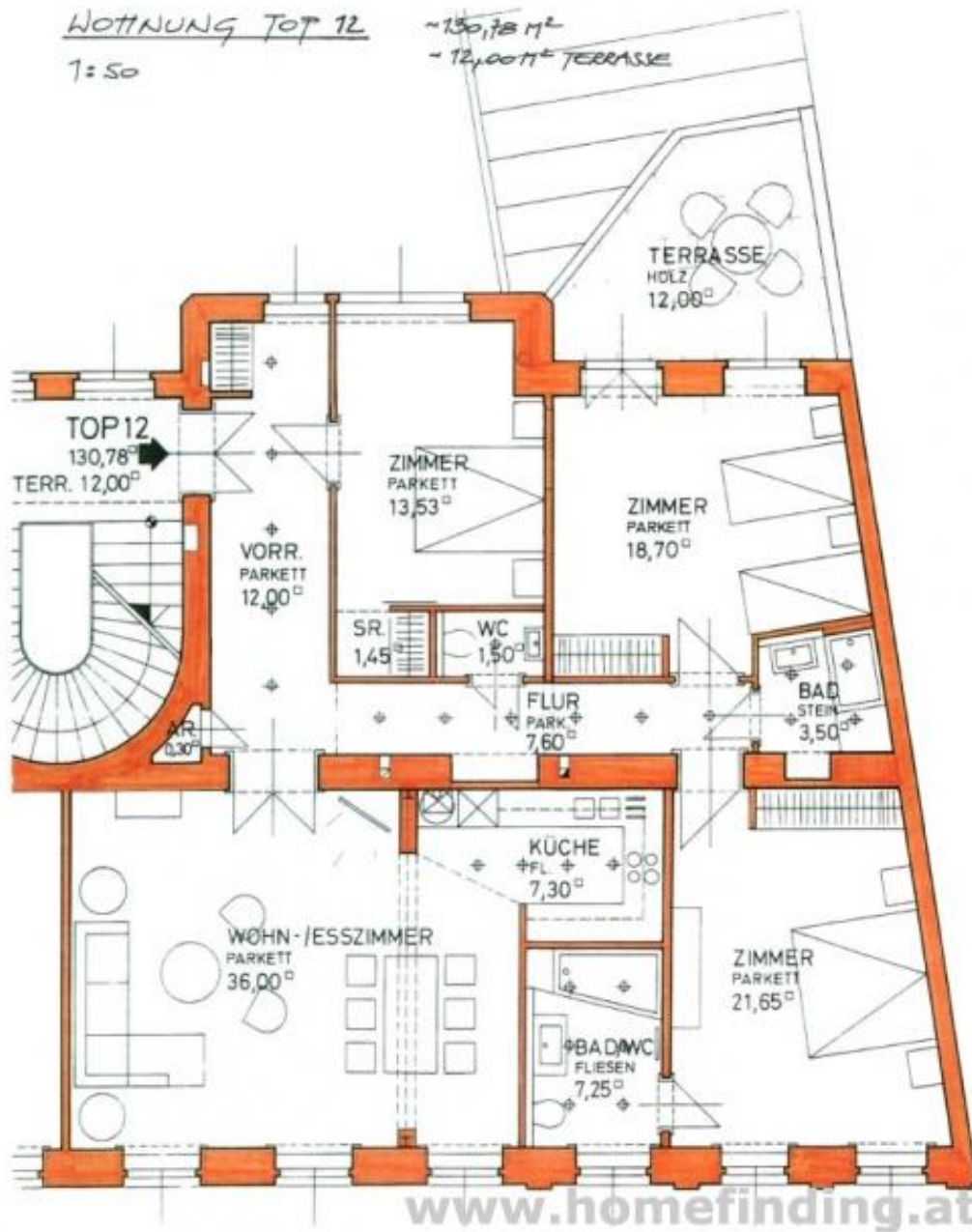
# representative furnished 4 rooms with terrace - 3 bedrooms

📍 1050 Wien, Proximity: Spengergasse

€ 3.383,-/month



## Plans



## About Property

Very nice refurbished and furnished apartment in an old Viennese building with a green backyard.

### LOCATION

It is located in a one-way street. Shopping possibilities, restaurants and public transport (U4, 12 A, 15 A, 49a) are nearby.

### PROPERTY

The apartment has following rooms:

- .entree
- .ca 36m<sup>2</sup> living dining room
- .partly open kitchen
- .bedroom with bathroom (tub + toilet)
- .second bedroom with walk in closet
- .master bedroom with 12m<sup>2</sup> terrace
- .bathroom with shower
- .guest toilet
- .storage room.

### equipment:

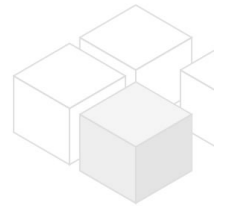
- .furnished
- .wooden and tiled floors
- .high ceilings
- .12m<sup>2</sup> terrace.

### COSTS

rent: general maintenance costs and VAT included

deposit: € 10000.00

Vertragserrichtung: € 360,00



## General

Propertynummer	5949
Property type	Wohnung

## Costs

net rent	€ 2.553,98
gross rent	€ 2809.38
operating cost	€ 294.46
outer operating costs	€ 279.16
total rent	€ 3.383,-

## Keyfacts

living area	131m <sup>2</sup>
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rooms	4
bedroom	3
bath	2
WC	2
Property age	Altbau
condition	sehr gut
Available from	sofort
Contract type	befristet

## Furnishing

type of heating	Etagenheizung
furnished	ja
Flooring	Parkettboden
parking	--
kitchen	ja
Klimaanlage	ja
Terrasse	1
Alarmsystem	ja

## Energy Performance Certificate

HWB (kwh/m <sup>2</sup> /Jahr)	137
HWB Energieklasse	D

## Lage

Verkehrsanbindung	U4, 12 A, 15 A, 49 A
Nähe	Spengergasse