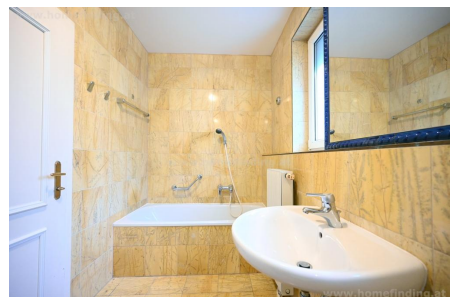


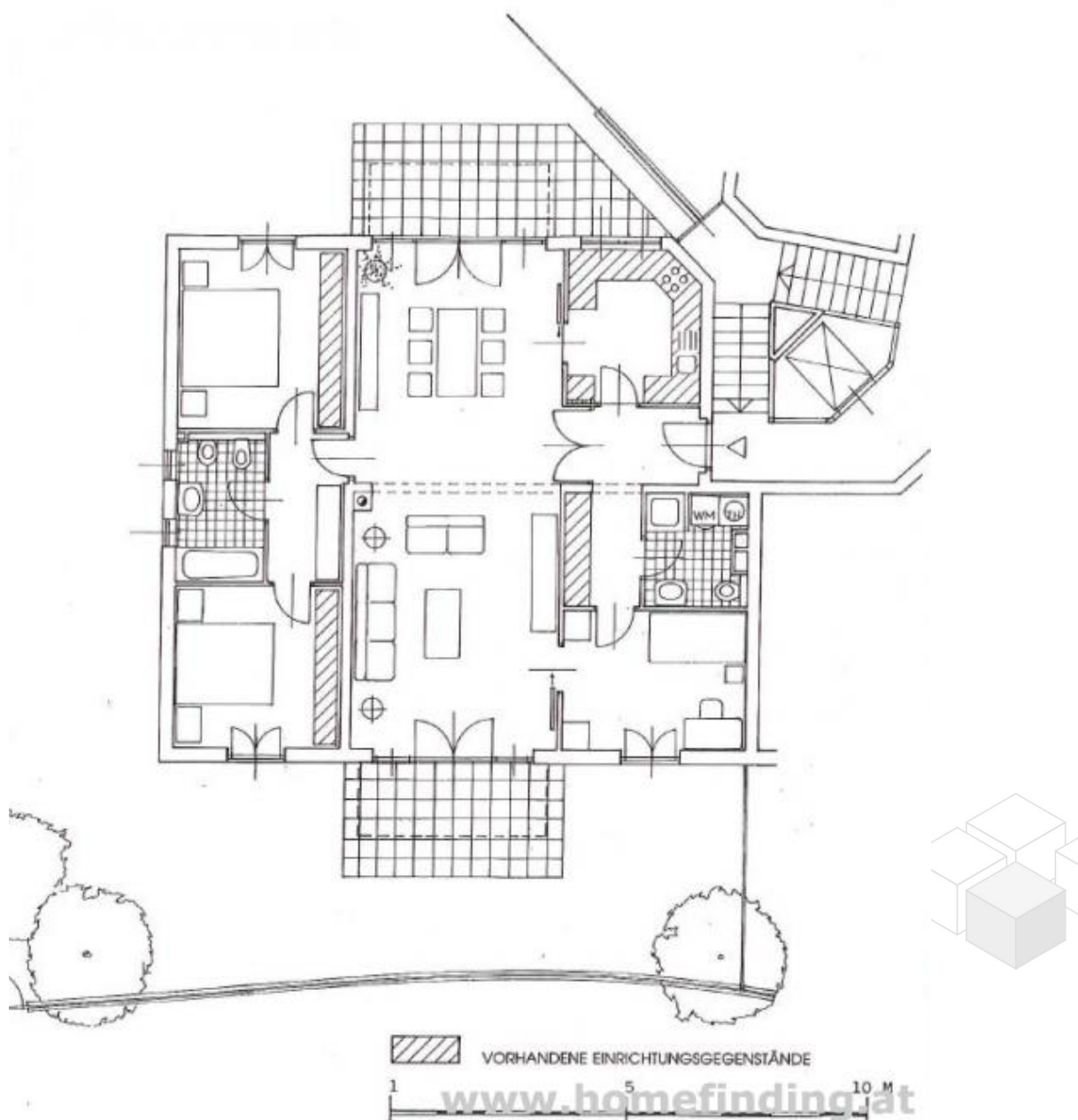
# great 4 rooms + garden I walking distance to U4 Ober St Veit

📍 1130 Wien, Proximity: Strecker-Platz

€ 2.480,- /month



## Plans



## About Property

nice apartment in a calm neighbourhood, just a few minutes walk from the underground station Ober St.Veit

### LOCATION

Shops, restaurants, supermarkets etc can be found nearby. U4 connects with city centre.

### PROPERTY

It is on the ground floor and shows following rooms:

- .entrance
- .living dining romm with 2 terraces/ access to the garden
- .separate kitchen
- .3 nice bedrooms
- .bathroom with tub and toilet
- .bathroom with shower and toilet

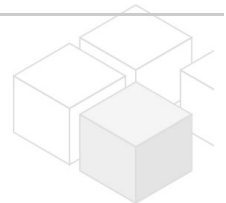
### COSTS

rent: general maintenance costs and VAT included

deposit: 4 gross rents

## General

|                |         |
|----------------|---------|
| Propertynumber | 704     |
| Property type  | Wohnung |



## Costs

|                |            |
|----------------|------------|
| net rent       | € 1.918,21 |
| gross rent     | € 2110.03  |
| operating cost | € 369.97   |
| total rent     | € 2.480,-  |

## Keyfacts

|                |                   |
|----------------|-------------------|
| living area    | 115m <sup>2</sup> |
| Grünfläche     | 350m <sup>2</sup> |
| rooms          | 4                 |
| bedroom        | 3                 |
| bath           | 2                 |
| WC             | 2                 |
| Property age   | Neubau            |
| condition      | sehr gut          |
| Available from | 1.5.2024          |
| Contract type  | befristet         |

## Furnishing

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|                 |               |
|-----------------|---------------|
| type of heating | Etagenheizung |
| Flooring        | Parkettboden  |
| parking         | Garage        |
| kitchen         | ja            |
| Terrasse        | 1             |
| elevator        | ja            |

## Energy Performance Certificate

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|                   |   |
|-------------------|---|
| HWB Energieklasse | C |
|-------------------|---|

## Lage

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|                   |                   |
|-------------------|-------------------|
| Verkehrsanbindung | U4, 53A, 54A, 54B |
| Nähe              | Strecker-Platz    |

