

# duplex apartment with terrace

📍 1140 Wien, Proximity: Schönbrunner Tiergarten Nähe

€ 1.995,-/month



## Plans





## About Property

---

This very nice 4 room apartment is situated in an old style apartment in one way road close to the centre of Hietzing.

### LOCATION

restaurants, supermarkets and public transport (U4, 10, 58, 60) can be reached by a short walk.

### PROPERTY

It has following rooms:

>level 1:

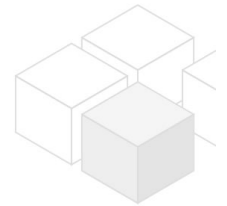
- .entree
- .living room
- .separate kitchen
- .bedroom - access through kitchen
- .bathroom with tub
- .separate toilet

>level 2:

- .hallway
- .living room
- .second smaller bedroom with access to terrace
- .bathroom with shower + toilet

Equipment:

- .wooden and tiled floors
- .terrace ca 13,5m<sup>2</sup>
- .NO elevator



Rent: general maintenance costs and VAT included

Deposit: 3 gross rents

## General

---

|                 |         |
|-----------------|---------|
| Property number | 7042    |
| Property type   | Wohnung |

## Costs

---

|                |            |
|----------------|------------|
| net rent       | € 1.561,32 |
| gross rent     | € 1717.45  |
| operating cost | € 277.55   |
| total rent     | € 1.995,-  |

## Keyfacts

---

|             |                      |
|-------------|----------------------|
| living area | 132.8m <sup>2</sup>  |
| Nutzfläche  | 136.17m <sup>2</sup> |

---

|                |           |
|----------------|-----------|
| rooms          | 5         |
| bedroom        | 3         |
| bath           | 2         |
| WC             | 2         |
| Property age   | Altbau    |
| condition      | sehr gut  |
| Available from | sofort    |
| Contract type  | befristet |

## Furnishing

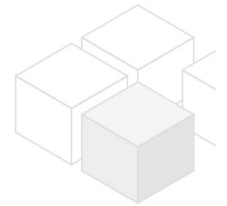
---

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

## Energy Performance Certificate

---

|                                |       |
|--------------------------------|-------|
| HWB (kwh/m <sup>2</sup> /Jahr) | 75.68 |
| HWB Energieklasse              | C     |
| fGEE                           | 0.99  |
| fGEE Energieklasse             | B     |



## Lage

---

|                   |                              |
|-------------------|------------------------------|
| Verkehrsanbindung | Straßenbahn, U4 Hietzing     |
| Nähe              | Schönbrunner Tiergarten Nähe |