

modern 2 rooms close to Schloß Schönbrunn

📍 1120 Wien, Proximity: Tivoligasse, Schloßpark Schönbrunn

€ 850,- /month



About Property

This nice modern 2 room apartment is situated in calm but central location of the 12th district.

LOCATION

shops, restaurants, supermarkets etc can be reached by a short walk/ can be found at shopping road Meidlinger Hauptstraße. Public lines 9A, 15A, 63A, U4, U6 connect with other districts.

PROPERTY

the apartment shows following rooms:

- .entree,
- .21m² living dining room with open kitchen
- .bedroom
- .bathroom with shower + window
- .separate toilet
- .storage room

equipment:

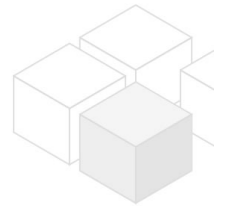
- .wooden and tiled floors
- .electric blinds
- .in house garage
- .basement storage room

COSTS

rent: general maintenance costs included, NO VAT

additional monthly costs: € 82 for heating/ warm water/ cold water

deposit: 3 gross rents



General

Property number	7256
Property type	Wohnung

Costs

net rent	€ 729,48
gross rent	€ 729,48
operating cost	€ 120,52
total rent	€ 850,-

Keyfacts

living area	49m ²
rooms	2
bedroom	1
bath	1
WC	1

Property age	Neubau
condition	sehr gut
Available from	15.7.2025
Contract type	befristet

Furnishing

type of heating	Zentralheizung
Flooring	Parkettboden
parking	Garage
kitchen	ja
elevator	ja

Energy Performance Certificate

HWB (kwh/m ² /Jahr)	28.48
HWB Energieklasse	B
f _{GEE}	0.81
f _{GEE} Energieklasse	A

Lage

Verkehrsanbindung	9A, 15A, 63A, U4, U6
Nähe	Tivoligasse, Schkoßpark Schönbrunn