

modern 4 rooms with 11m² terrace, pool, 3 bedrooms

📍 1230 Wien, Proximity: Rudolf Waisenhorngasse, Riverside

€ 2.060,- /month



Plans

About Property

This great apartment is situated in green neighborhood with great view to Vienna and Perchtoldsdorf.

LOCATION

By bus or short walk you can reach shops, restaurants, supermearkets etc. The bus 66A connects to fast train station Liesing and shopping mall Riverside.

PROPERTY

The apartment itself has following rooms:

- .entree
- .nice living dining room with balcony
- .open kitchen
- .3 bedrooms
- .bathroom (tub,shower)
- .separate toilet
- .storage room

equipment:

- .wooden and tiled floors
- .11m² balcony
- .basement storage
- .common pool
- .garage can be rent on top (Euro 120,00/ month)

COSTS

rent: general maintenance costs and VAT included
deposit: 3 gross rents



General

Propertynumber	7283
Property type	Wohnung

Costs

net rent	€ 1.643,79
gross rent	€ 1808.17
operating cost	€ 251.83
total rent	€ 2.060,-

Keyfacts

living area	100.76m²
Kellerfläche	8m²
rooms	4

bedroom	3
bath	1
WC	1
Property age	Neubau
condition	sehr gut
Available from	1.7.2025
Contract type	befristet

Furnishing

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

Energy Performance Certificate

HWB (kwh/m ² /Jahr)	34
HWB Energieklasse	B

Lage

Verkehrsanbindung	66A, S-Bahn Liesing
Nähe	Rudolf Waisenhorngasse, Riverside

