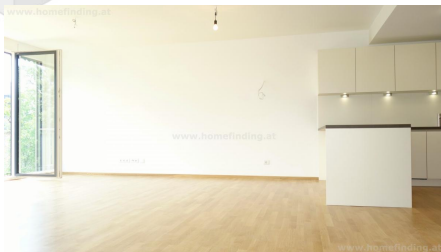


great 4 rooms with balcony + common garden

📍 1190 Wien, Proximity: Döblinger Hauptstraße, Gatterburggasse

€ 2.638,52 /month



Plans



About Property

Very nice brand new apartment in great and central location of 19th district: shops, restaurants, supermarkets etc can be found nearby at Döblinger Hauptstraße.

PROPERTY

The apartment itself is on 3rd floor and has following rooms:

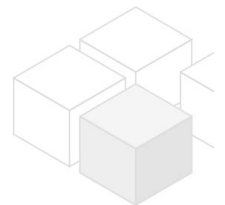
- .big entrance
- .ca 45m² living dining room with ca 6,5m² balcony
- .open kitchen
- .2 bedrooms facing the calm road
- .bathroom (shower)
- .separate toilet
- .third bedroom with bathroom (shower, toilet)
- .storage room

EQUIPMENT:

- .wooden and tiled floors
- .balcony
- .common garden
- .in house garage possible (€ 185.00/ month)

COSTS

rent: general maintenance costs and VAT included
additional monthly costs: € 172,52 for heating/ warm water
deposit: 3 gross rents



General

Property number	8797
Property type	Wohnung

Costs

net rent	€ 2.135,-
gross rent	€ 2348.5
operating cost	€ 290.02
total rent	€ 2.638,52

Keyfacts

living area	121.5m ²
rooms	4
bedroom	3
bath	2
WC	2
Property age	Neubau

condition	sehr gut
Available from	Jänner 2026
Contract type	befristet

Furnishing

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

Energy Performance Certificate

HWB (kwh/m ² /Jahr)	20.9
HWB Energieklasse	A
fGEE	0.85
fGEE Energieklasse	A

Lage

Verkehrsanbindung	37, 38, 10A, 35A
Nähe	Döblinger Hauptstraße, Gatterburggasse