

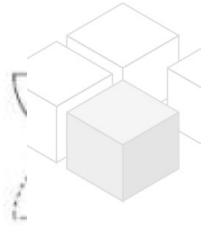
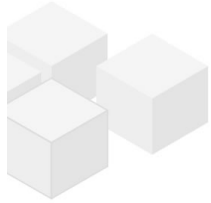
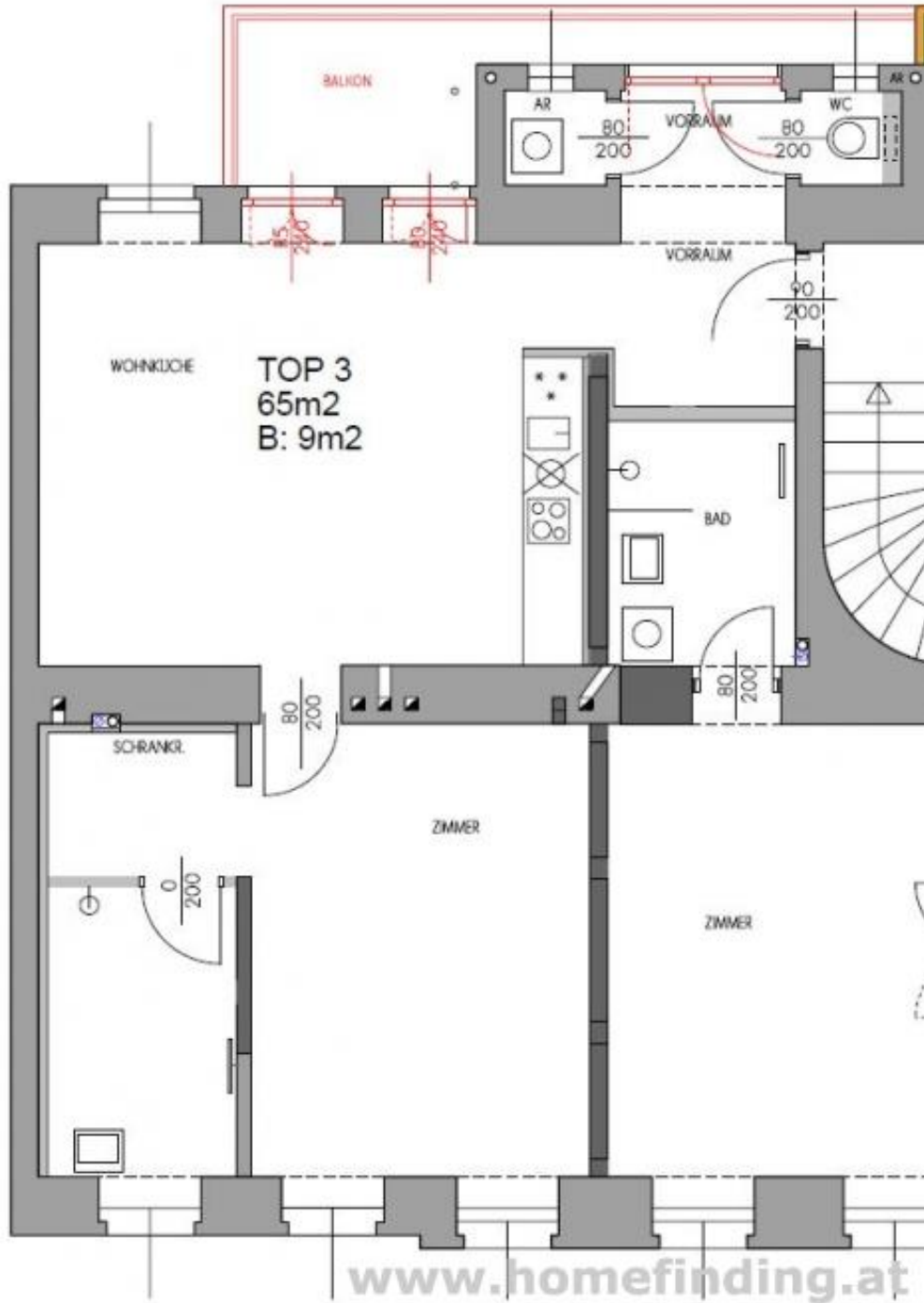
# refurbished 2 rooms with balcony

📍 1180 Wien, Proximity: Währinger Straße, Schubertpark

€ 1.421,-/month



## Plans



## About Property

Great 2 rooms in an old style building close to Schubertpark.

### LOCATION

Shops, restaurants, supermarkets can be found at Währinger Straße. Public lines 40, 41, 42 connect fast with city center.

### PROPERTY

the apartment shows following rooms:

- .entree
- .living dining room with open kitchen and balcony
- .bedroom
- .bathroom
- .toilet

### Equipment:

- .wooden and tiled floors
- .ca 9m<sup>2</sup> balcony
- .elevator

### COSTS

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

## General

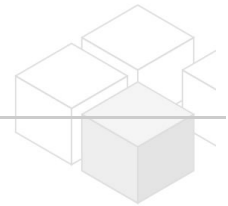
|                 |         |
|-----------------|---------|
| Property number | 9795    |
| Property type   | Wohnung |

## Costs

|                        |           |
|------------------------|-----------|
| net rent               | € 795,-   |
| gross rent             | € 874.5   |
| operating cost         | € 192.5   |
| outher operating costs | € 354     |
| total rent             | € 1.421,- |

## Keyfacts

|              |                    |
|--------------|--------------------|
| living area  | 65m <sup>2</sup>   |
| Nutzfläche   | 69.5m <sup>2</sup> |
| rooms        | 2                  |
| bedroom      | 1                  |
| bath         | 1                  |
| WC           | 1                  |
| Property age | Altbau             |



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|                |           |
|----------------|-----------|
| condition      | sehr gut  |
| Available from | Juli 2026 |
| Contract type  | befristet |

## Furnishing

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|                 |               |
|-----------------|---------------|
| type of heating | Etagenheizung |
| furnished       | ja            |
| Flooring        | Parkettboden  |
| parking         | --            |
| kitchen         | ja            |
| balcony         | ja            |
| elevator        | ja            |

## Energy Performance Certificate

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|                   |   |
|-------------------|---|
| HWB Energieklasse | D |
|-------------------|---|

## Lage

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|                           |  |
|---------------------------|--|
| Verkehrsanbindung<br>Nähe | 40, 41, 42<br>Währinger Straße, Schubertpark |
|---------------------------|--|

