

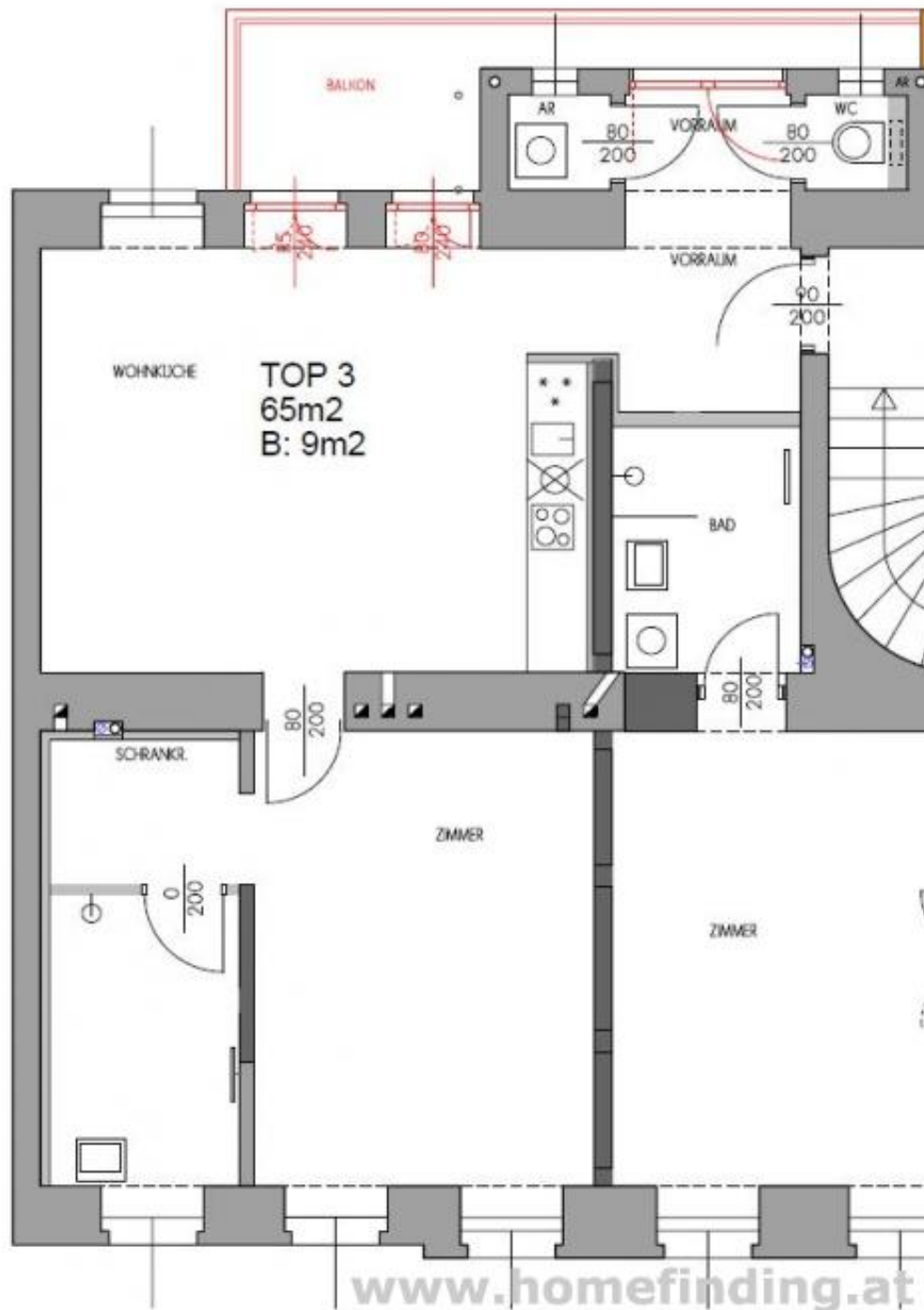
refurbished 2 rooms with balcony

📍 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 9m² 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
other operating costs	€ 354
total rent	€ 1.421,-

Keyfacts

living area	65m ²
Nutzfläche	69.5m ²
rooms	2
bedroom	1
bath	1
WC	1
Property age	Altbau

condition	sehr gut
Available from	Juli 2026
Contract type	befristet

Furnishing

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

Energy Performance Certificate

HWB Energieklasse	D
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Lage

Verkehrsanbindung Nähe	40, 41, 42 Währinger Straße, Schubertpark
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