

# Luxury apartment with balcony and garden / 4 rooms



📍 1190 Wien, Proximity: Krottenbachstraße

€ 2.500,-/month



## Plans



## About Property

Near the former Glanzinger Children's Hospital and Krottenbachstraße, is this project with only 10 residential units.

The traffic connection (35A) and local supply is good, everything is easily accessible by car or in 5 minutes by foot. The residential area has a wonderful view of the vineyards and the city.

The luxuriously appointed condominium is offered to the buyer free of commission and has the following rooms:

Entree, living dining room with open kitchen and balcony, a bedroom with terrace and garden, two further bedrooms, a bathroom with shower, a bathroom with tub and toilet, separate toilet, storeroom.

Equipment:

wooden and tiled floors, balcony (8,21m<sup>2</sup>), terrace (6,73m<sup>2</sup>), garden (11,95m<sup>2</sup>)

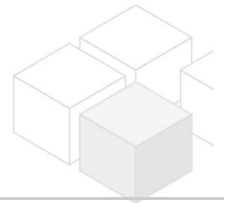
Rent: general maintenance costs and VAT included

Deposit: 3 gross rents

Commission: 2 rents + 20% VAT

## General

Property number	10626
Property type	Wohnung



## Costs

total rent	€ 2.500,-
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## Keyfacts

living area	104.53m <sup>2</sup>
Grünfläche	11.95m <sup>2</sup>
rooms	4
bedroom	3
bath	2
WC	2
Property age	Neubau
condition	sehr gut
Available from	März 2025
Contract type	befristet

## Furnishing

Flooring	Parkettboden
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parking	--
kitchen	ja
Klimaanlage	ja
balcony	ja
Terrasse	1
elevator	ja
Barrierefrei	nein

## Energy Performance Certificate

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HWB (kwh/m <sup>2</sup> /Jahr)	37.8
HWB Energieklasse	B

## Lage

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Verkehrsanbindung	35A
Nähe	Krottenbachstraße

