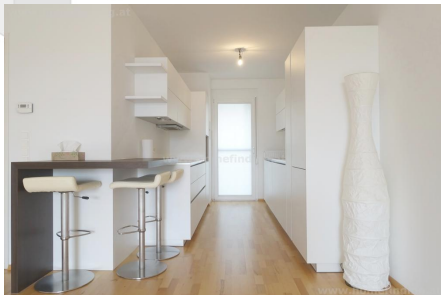


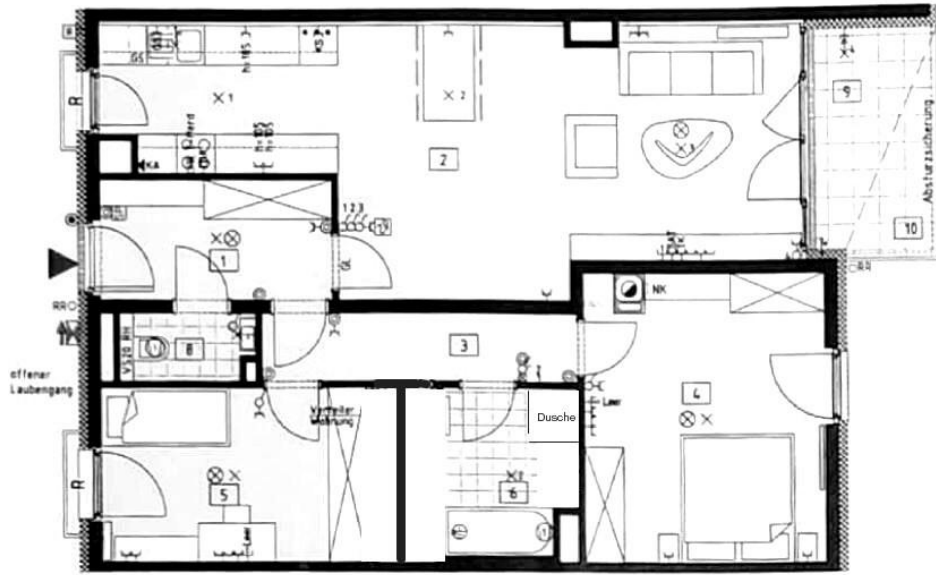
nice 3 rooms with loggia

📍 1210 Wien, Proximity: Prager Straße/Koloniestraße, Hans-Smital Park

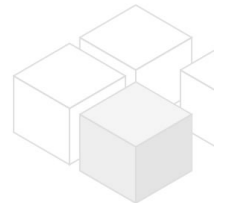
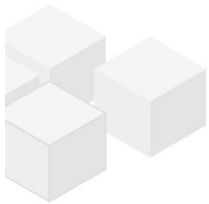
€ 1.380,-/month



Plans



www.homefinding.at



About Property

nice 3 room apartment with loggia near Pragerstraße. Shops, supermarkets etc are nearby.

PUBLIC

Public transport facilities can be found within walking distance (26, 36A, 36B, U6, 34A).

The apartment is located on the fourth floor and offers following rooms:

- .entree
- .living dining room with semi open kitchen and loggia
- 2 .bedrooms
- .bathroom (tub, shower)
- .separate toilet

equipment:

- .wooden- and tiled floors
- .ca. 4,52m² loggia
- .in house garage possible (each Euro 120,00/month)

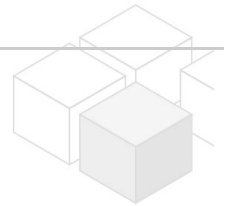
COSTS

rent: general maintenance costs, VAT included

deposit: 3 rents

General

Property number	10704
Property type	Wohnung



Costs

net rent	€ 1.226,55
gross rent	€ 1226.55
operating cost	€ 153.45
total rent	€ 1.380,-

Keyfacts

living area	85m ²
Nutzfläche	90m ²
rooms	3
bedroom	2
bath	1
WC	1
Property age	Neubau
condition	sehr gut
Available from	Mai 2025
Contract type	befristet

Furnishing

type of heating	Fernwärme
Flooring	Parkettboden
parking	Garage
kitchen	ja
Washing machine	ja
Loggia	1
elevator	ja

Energy Performance Certificate

HWB (kwh/m ² /Jahr)	29
HWB Energieklasse	B

Lage

Verkehrsanbindung	26, 36A, 36B, U6, 34A
Nähe	Prager Straße/Koloniestraße, Hans-Smital Park

