

# furnished apartment with garden near Aspern Sportplatz



📍 1220 Wien, Proximity: Groß-Enzersdorf Straße, Benjowski-Park

€ 1.600,-/month



## Plans



## About Property

Nice 3 room apartment with garden near Benjowski-Park

### LOCATION

Shops, supermarkets, restaurants, pharmacies are within walking distance at Groß-Enzersdorferstraße

### PUBLIC TRANSPORT

Buslines (26A, 92A, 93A, 97A, 98A) connect quickly with other parts of Vienna and with the train station Erzherzog-Karl-Straße

### PROPERTY:

The apartment is located on the groundfloor (silent) and offers following rooms:

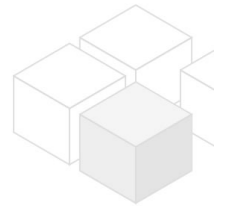
- .entree
- .living dining room with kitchen and access to the terrace and garden
- .2 bedrooms - each with access to the garden
- .bathroom (tub)
- .separate toilet

### Equipment:

furnished, wooden and tiled floors, ca. 8,76m<sup>2</sup> terrace, ca. 63,25m<sup>2</sup> garden, basement storage room, bike room , parking space in garage can be rented separate (ca. 80€/month)

### COSTS:

rent: general maintenance costs included  
deposit: 3 rents



## General

Propertynumber	11028
Property type	Wohnung

## Costs

net rent	€ 1.440,-
gross rent	€ 1440
operating cost	€ 160
total rent	€ 1.600,-

## Keyfacts

living area	55.75m <sup>2</sup>
Grünfläche	63.25m <sup>2</sup>
rooms	3
bedroom	2
bath	1
WC	1

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Property age	Neubau
condition	sehr gut
Available from	sofort
Contract type	befristet

## Furnishing

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type of heating	Zentralheizung
furnished	ja
Flooring	Parkettboden
parking	--
kitchen	ja
Terrasse	1
elevator	ja

## Energy Performance Certificate

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HWB Energieklasse	B
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## Lage

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Verkehrsanbindung Nähe	26A, 92A, 93A, 97A, 98A Groß-Enzersdorf Straße, Benjowski-Park
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