

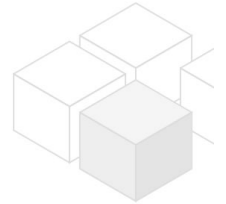
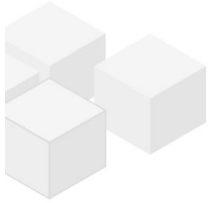
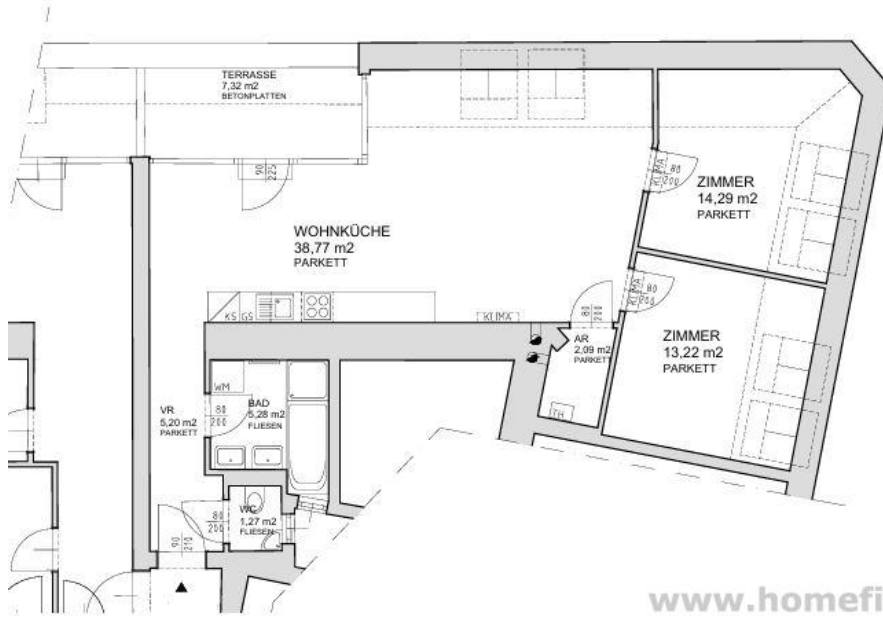
## rooms with terrace close to Servitenviertel

📍 1090 Wien, Proximity: Rögergasse, Porzellangasse

€ 1.626,92/month



### Plans



## About Property

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Very nice 3 room apartment on the attic of an old style building in a quiet side street of 9th district, close to "Servitenviertel".

### LOCATION

the site of the apartment guarantees very good connection to public transport and easy access to all kinds of shopping facilities (near Porzellangasse). Restaurants, coffee houses etc are round the corner.

### PUBLIC TRANSPORT

U4, 5, 33

### PROPERTY

The apartment itself has following rooms:

- .entree
- .living dining room with open kitchen and terrace
- .2 bedrooms (13m<sup>2</sup>, 14m<sup>2</sup>)
- .bathroom (tub, shower, window)
- .separate toilet
- .storage room

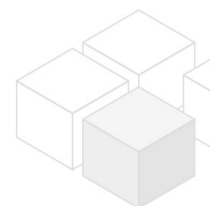
### equipment:

- .wooden and tiled floors
- .terrace (ca 7,32m<sup>2</sup>)
- .storage room (in basement)
- .AC

### COSTS

Rent: general maintenance costs and VAT included

Deposit: 4 rents



## General

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|                 |         |
|-----------------|---------|
| Property number | 11126   |
| Property type   | Wohnung |

## Costs

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|                |            |
|----------------|------------|
| net rent       | € 1.281,92 |
| gross rent     | € 1410.11  |
| operating cost | € 216.81   |
| total rent     | € 1.626,92 |

## Keyfacts

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|             |                     |
|-------------|---------------------|
| living area | 80.12m <sup>2</sup> |
| rooms       | 3                   |

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|                |             |
|----------------|-------------|
| bedroom        | 2           |
| bath           | 1           |
| WC             | 1           |
| Property age   | Altbau      |
| condition      | sehr gut    |
| Available from | 15.11.2024  |
| Contract type  | unbefristet |

## Furnishing

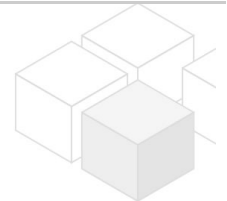
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|                 |               |
|-----------------|---------------|
| type of heating | Etagenheizung |
| Flooring        | Parkettboden  |
| parking         | --            |
| kitchen         | ja            |
| Klimaanlage     | ja            |
| Terrasse        | 1             |
| elevator        | ja            |
| Kabelfernsehen  | ja            |

## Energy Performance Certificate

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|                                |     |
|--------------------------------|-----|
| HWB (kwh/m <sup>2</sup> /Jahr) | 128 |
| HWB Energieklasse              | D   |



## Lage

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|                   |                           |
|-------------------|---------------------------|
| Verkehrsanbindung | U4, 5, 33                 |
| Nähe              | Röergasse, Porzellangasse |