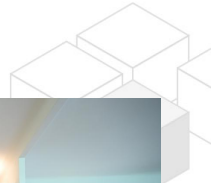


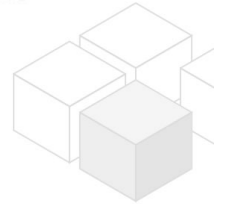
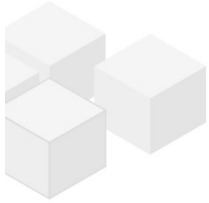
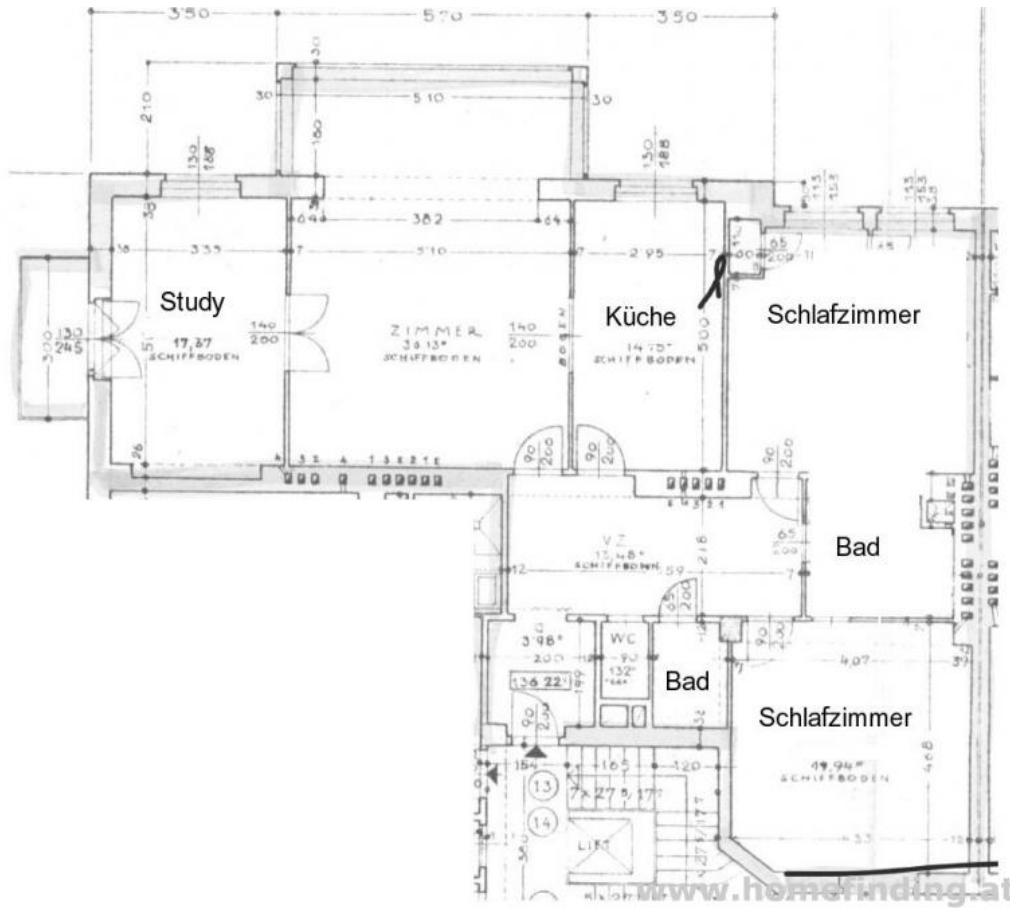
# apartment with 3 bedrooms + 2 bathrooms

📍 1040 Wien, Proximity: Rainergasse, Palais Schönborn, Alois Drasche Park

€ 2.750,-/month



## Plans



## About Property

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Fully furnished expat flat with great view into a park.

### LOCATION

Shops, restaurants, supermarkets and public transport can be found nearby at Favoritenstraße.

### PUBLIC TRANSPORT

13A, U1

### PROPERTY

The apartment has following rooms:

- .entrance area
- .living dining room with great view
- .partly open kitchen
- .master bedroom with bathroom (tub, toilet)
- .second bedroom
- .second bathroom (shower)
- .office room
- .guest toilet

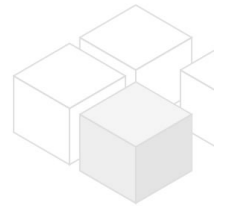
equipment:

wooden and tiled floors,

### COSTS

rent: general maintenance costs, elevator and VAT included

deposit: 3 gross rents



## General

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Property number	11219
Property type	Wohnung

## Costs

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net rent	€ 2.129,74
gross rent	€ 2342.71
operating cost	€ 407.28
total rent	€ 2.750,-

## Keyfacts

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living area	136.11m <sup>2</sup>
rooms	4
bedroom	2
bath	2
WC	1
Property age	Neubau

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condition	sehr gut
Available from	1.5.2025
Contract type	befristet

## Furnishing

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

## Energy Performance Certificate

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HWB Energieklasse	D
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## Lage

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Verkehrsanbindung Nähe	13A, U1 Rainergasse, Palais Schönborn, Alois Drasche Park
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