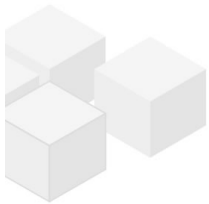


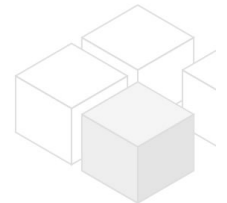
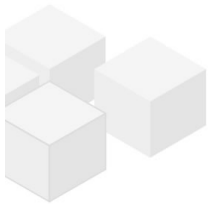
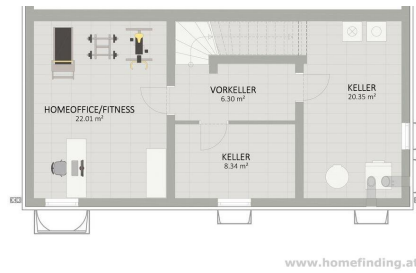
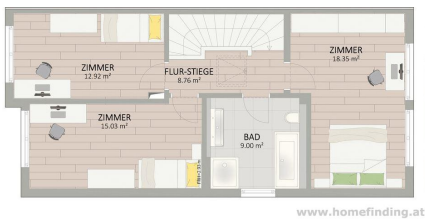
first time use - modern house

📍 1230 Wien, Proximity: Orthopädisches Spital Speising

€ 3.990,-/month



Plans



About Property

first time use - nice house with garden

LOCATION

Supermarkets, shops, restaurants, pharmacies can be found nearby. The nice "Maurer Hauptplatz" is only a few minutes by car away. Public lines are nearby and connect easily with other districts

PUBLIC TRANSPORT

56A, 58A

PROPERTY

The house offers following rooms on 3 floors

>ground floor

.entree

.living dining room wiht open kitchen and access to the terrace or garden

.guest toilet

>first floor

.hallway

.3 bedrooms

.bathroom (shower, tub, toilet)

>basement

.hallway

3 rooms

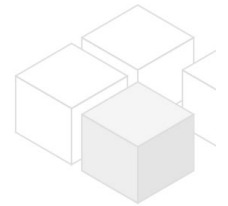
EQUIPMENT

wooden and tiled floors, AC, air-water heat pump, ca. 21,23m² terrace

COSTS

rent: general maintenance costs and VAT included

deposit: 6 gross rents



General

Propertynumber 11408

Property type Haus

Costs

net rent € 3.410,91

gross rent € 3752

operating cost € 238

total rent € 3.990,-

Keyfacts

living area 125m²

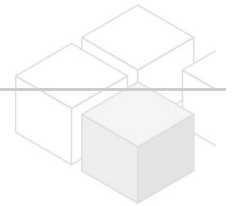
Grundfläche	248.3m ²
Grünfläche	85m ²
Kellerfläche	57m ²
rooms	4
bedroom	3
bath	1
WC	2
Property age	Neubau
condition	sehr gut
Available from	sofort
Contract type	befristet

Furnishing

type of heating	Fussboden
Flooring	Parkettboden
parking	Freiplatz
kitchen	ja
Klimaanlage	ja
Terrasse	1

Energy Performance Certificate

HWB (kwh/m ² /Jahr)	39
fGEE	0.65



Lage

Verkehrsanbindung	58B, 56A
Nähe	Orthopädisches Spital Speising