

First time use: modern 3 rooms with terrace, 2 bathrooms

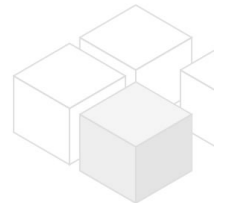
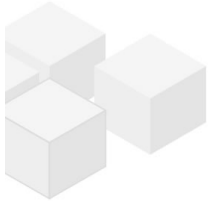


📍 1210 Wien, Proximity: Leopoldau

€ 2.790,-/month



Plans



About Property

First time use: exclusive 3 room apartment

LOCATION

Supermarkets, restaurants, pharmacies, shops, etc. are just a few minutes' walk away. The Donauzentrum shopping center can also be reached quickly and offers a variety of shops etc. Public transport is in the immediate vicinity and quickly connects you to other districts.

PUBLIC TRANSPORT

Lepoldau: U1, 28A, 29A, 29, S1, S2, S3, S7, REX

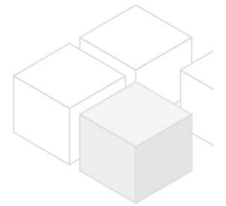
OBJECT

The apartment offers the following rooms:

- .Entree
- .Living dining room with open kitchen and terrace
- .bedroom with bathroom (shower, toilet)
- .second bedroom
- .bathroom (tub)
- .WC
- .storage room

EQUIPMENT

- .Wooden and tiled floors
- .terrace approx. 16.58m²
- .heating and cooling using a heat pump
- .floor heating
- .garage space possible (price on request)



COST

Rent: maintenance costs and VAT included

Deposit: 6 gross rents

General

| | |
|-----------------|---------|
| Property number | 11488 |
| Property type | Wohnung |

Costs

| | |
|----------------|------------|
| net rent | € 2.361,82 |
| gross rent | € 2598 |
| operating cost | € 192 |
| total rent | € 2.790,- |

Keyfacts

| | |
|-------------|---------------------|
| living area | 102.6m ² |
|-------------|---------------------|

| | |
|----------------|-----------|
| rooms | 3 |
| bedroom | 2 |
| bath | 2 |
| WC | 2 |
| Property age | Neubau |
| condition | sehr gut |
| Available from | Sofort |
| Contract type | befristet |

Furnishing

| | |
|-----------------|--------------|
| type of heating | Fussboden |
| Flooring | Parkettboden |
| parking | Garage |
| kitchen | nein |
| Terrasse | 1 |
| elevator | ja |

Energy Performance Certificate

| | |
|--------------------------------|------|
| HWB (kwh/m ² /Jahr) | 29 |
| fGEE | 0.72 |

Lage

| | |
|-------------------|-------------------------|
| Verkehrsanbindung | U1, S1, S2, S3, S7, REX |
| Nähe | Leopoldau |

