

# first time use: very nice old style apartment with balcony and nice view

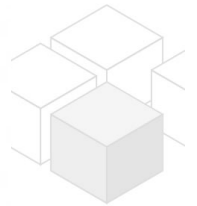
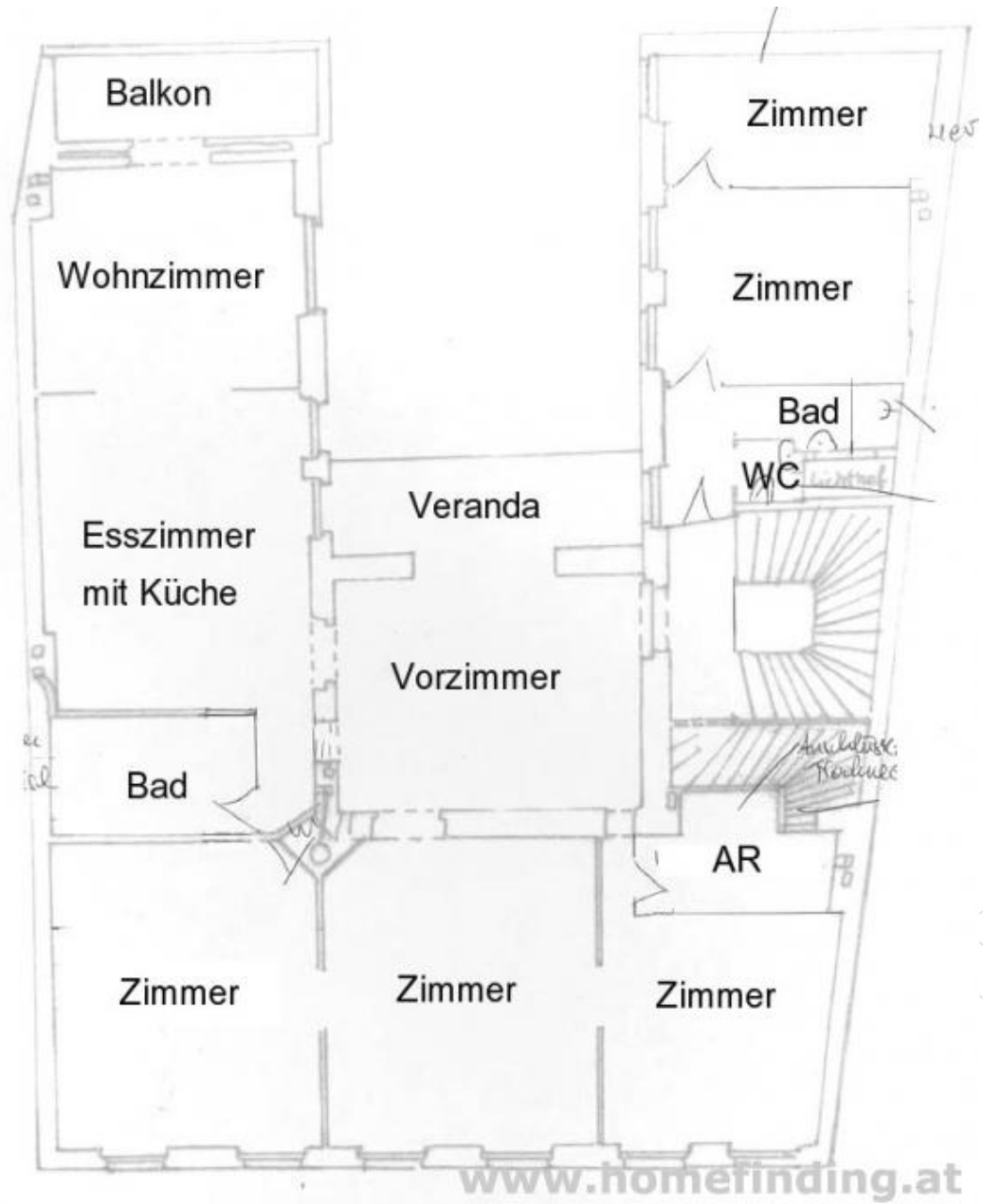


📍 1190 Wien, Proximity: Döblinger Hauptstraße, Rudolfinerhaus

€ 4.499,-/month



## Plans



## About Property

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Very exclusive, elegant first floor in a "Biedermeier-building".

### LOCATION

It is located absolutely quiet and has a great view over a nice garden. Shops, restaurants, supermarkets can be found nearby as well as Obkirchermart.

### PROPERTY

it has following rooms:

- large entrance/ veranda
- .dining room with open kitchen
- .living room with balcony
- .3 streetfacing bedrooms - one with walk in closet
- .bathroom (tub, shower, toilet)
- .separate toilet
- .fourth bedroom with study room
- .second bathroom (shower)

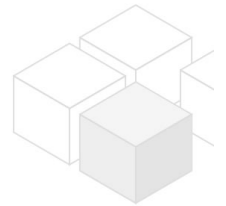
### Equipment:

- .wooden and tiled floors
- .swing doors
- .gas heating
- .ca 10m<sup>2</sup> balcony

### COSTS

Rent: general maintenance costs and VAT included

Deposit: 3 gross rents



## General

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|                 |         |
|-----------------|---------|
| Property number | 11507   |
| Property type   | Wohnung |

## Costs

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|                |           |
|----------------|-----------|
| net rent       | € 3.790,- |
| gross rent     | € 4169    |
| operating cost | € 330     |
| total rent     | € 4.499,- |

## Keyfacts

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|             |                   |
|-------------|-------------------|
| living area | 202m <sup>2</sup> |
| rooms       | 6                 |
| bedroom     | 4                 |
| bath        | 2                 |

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|                        |                    |
|------------------------|--------------------|
| WC                     | 2                  |
| Property age condition | Altbau<br>sehr gut |
| Available from         | sofort             |
| Contract type          | befristet          |

## Furnishing

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|                 |               |
|-----------------|---------------|
| type of heating | Etagenheizung |
| Flooring        | Parkettboden  |
| parking         | --            |
| kitchen         | ja            |
| balcony         | ja            |

## Energy Performance Certificate

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|                   |   |
|-------------------|---|
| HWB Energieklasse | D |
|-------------------|---|

## Lage

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|                           |   |
|---------------------------|---|
| Verkehrsanbindung<br>Nähe | 37, 38, 10A, 39A, S 45<br>Döblinger Hauptstraße, Rudolfinerhaus |
|---------------------------|---|

