

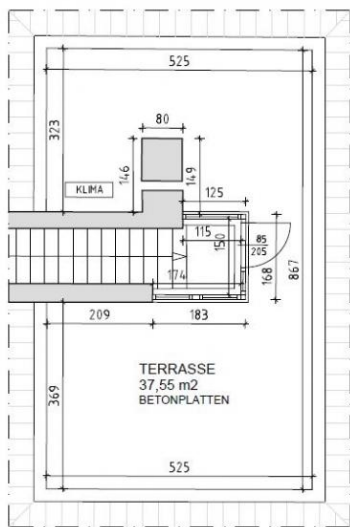
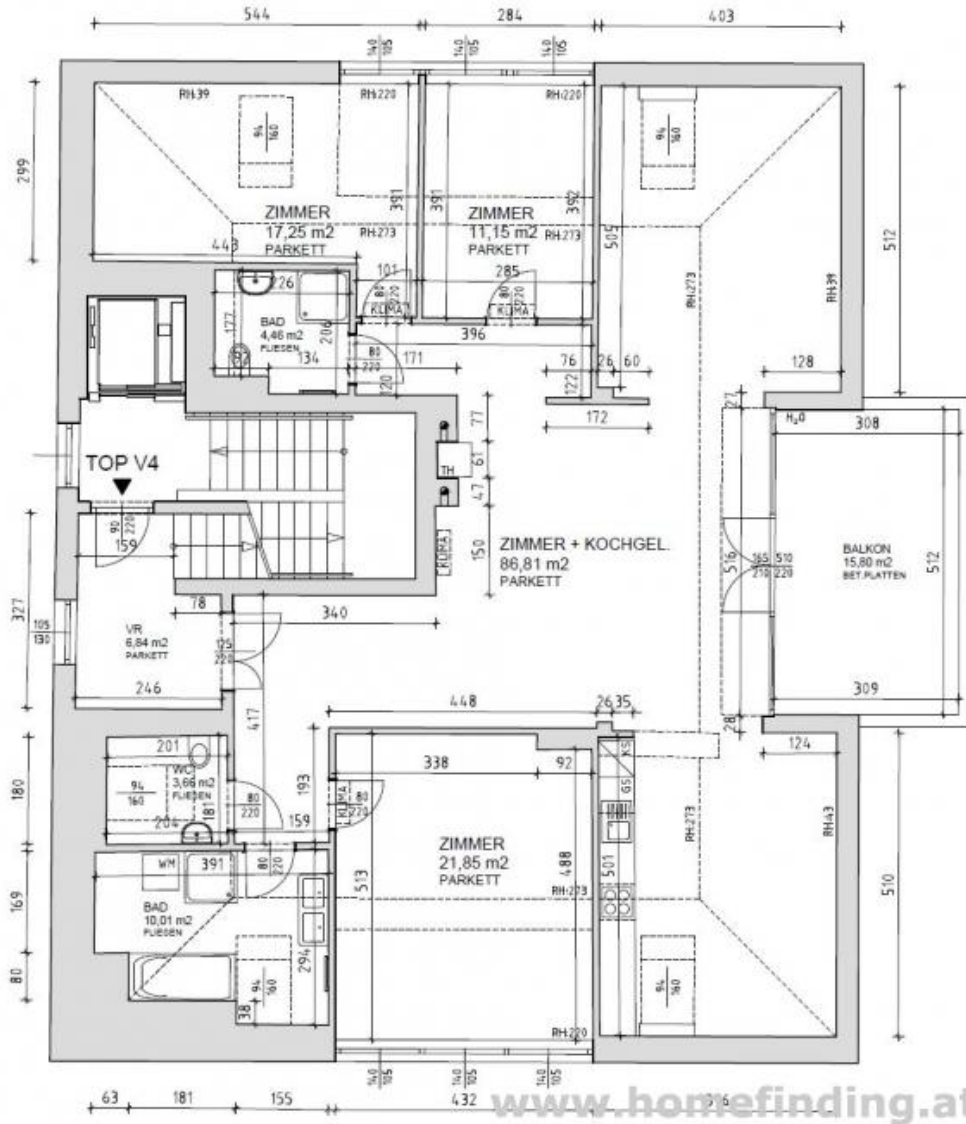
# big apartment with balcony close to Mauer

📍 1230 Wien, Proximity: Knotzenbachgasse, Endresstraße

€ 2.673,49/month



## Plans



## About Property

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This apartment is located in a green area in the outskirts of Vienna.

### LOCATION

The public transport connection is very good, the lines 60A, 56A, 56B and 66A can be reached by foot within a few minutes. The S-Bahn is also not far away and provides a fast connection to the inner city.

### PROPERTY

The apartment has following rooms:

#### >LEVEL 1:

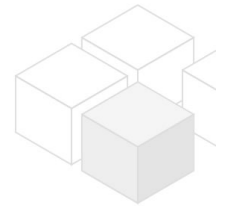
- .Entree
- .ca 78m<sup>2</sup> living dining room with loggia/balcony
- .open kitchen
- .bedroom
- .bathroom (tub, shower, toilet, window)
- .2 further bedrooms
- .second bathroom (shower, toilet, window)
- .storage room

#### >LEVEL 2:

- .roof terrace

#### Equipment:

- .wooden and tiled floors
- .Balkon/Loggia (approx. 15 m<sup>2</sup>)
- .roof terrace ca 37m<sup>2</sup>
- .cellar compartment
- .AC
- .garage (euro 75,00/month)
- .open air parking (Euro 60,00/month).



### COSTS

rent: General maintenance costs and VAT included

deposit: 4 rents

## General

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Property number	11545
Property type	Wohnung

## Costs

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net rent	€ 1.782,33
gross rent	€ 1960.56
operating cost	€ 712.93
total rent	€ 2.673,49

## Keyfacts

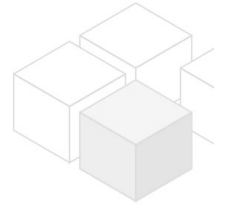
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living area	163.82m <sup>2</sup>
rooms	4
bedroom	3
bath	2
WC	2
Property age	Neubau
condition	sehr gut
Available from	sofort
Contract type	unbefristet

## Furnishing

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type of heating	Etagenheizung
Flooring	Parkettboden
parking	--
kitchen	ja
Klimaanlage	ja
balcony	ja
Loggia	1
elevator	ja



## Energy Performance Certificate

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HWB (kwh/m <sup>2</sup> /Jahr)	105.5
HWB Energieklasse	D

## Lage

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Verkehrsanbindung	60A, 56A, 56B, 66A, S-Bahn
Nähe	Knotzenbachgasse, Endresstraße