

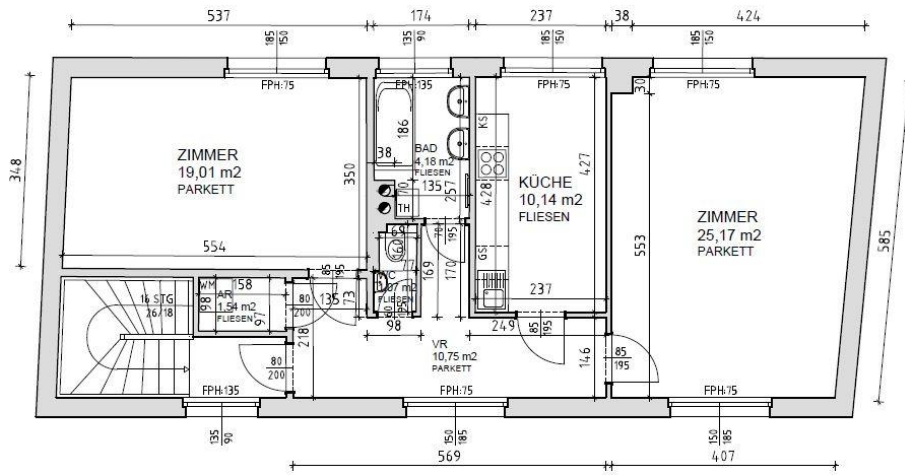
# nice 2 rooms at Baden

📍 2500 Baden, Proximity: Diagnosezentrum

€ 1.026,53/month

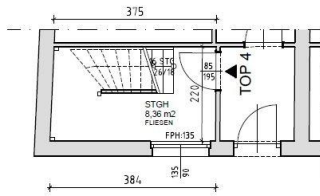


## Plans



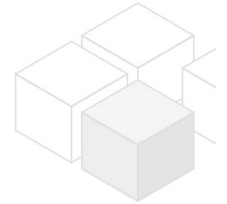
**1.OBERGESCHOSS**

[www.homefinding.at](http://www.homefinding.at)



**ERDGESCHOSS**

[www.homefinding.at](http://www.homefinding.at)



## About Property

---

Nice 2 rooms at Baden close to Vöslauer Straße

### LOCATION

Supermarkets (Penny, Spar), restaurant, pharmacies, bank is just around the corner.

### PROPERTY

The apartment runs over 2 levels and shows following rooms:

>level 1:

.entree

> level 2:

.hallway

.ca 25m2 living dining room

.bedroom

.bathroom (tub, window)

.separate toilet

.storage room

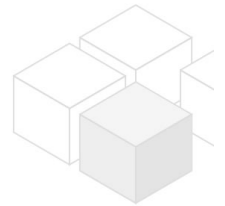
equipment:

wooden and tiled floors

### COSTS

rent: general maintenance costs and VAT included

deposit: 4 gross rents



## General

---

Propertynumber	11623
Property type	Wohnung

## Costs

---

net rent	€ 642,01
gross rent	€ 706.21
operating cost	€ 320.32
total rent	€ 1.026,53

## Keyfacts

---

living area	80.22m <sup>2</sup>
rooms	2
bedroom	1
bath	1
WC	1
Property age	--

---

condition	sehr gut
Available from	1.9.2024
Contract type	befristet

## Furnishing

---

type of heating	Etagenheizung
Flooring	Parkettboden
parking	--
kitchen	ja

## Energy Performance Certificate

---

HWB (kwh/m <sup>2</sup> /Jahr)	164.1
HWB Energieklasse	E

## Lage

---

Nähe

Diagnosezentrum

