

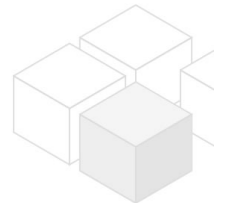
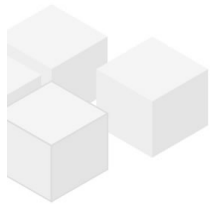
# First time use: nice house with garden

📍 1210 Wien, Proximity: U1 Leopoldau

€ 4.290,-/month



## Plans



## About Property

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First time use: modern house near U1 Leopoldau

### LOCATION

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

### PUBLIC TRANSPORT

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

### PROPERTY

The house offers the following rooms:

#### >Level 1

- .entree
- .living dining room with open kitchen and terrace/garden
- .separate toilet

#### >Level 2

- .hallway
- .2 bedrooms
- .bathroom (bathtub, shower, toilet, window)

#### >Level 3

- .hallway
- .bedroom with balcony
- .bathroom (shower, toilet)

### BASEMENT

- .hallway
- .two storage rooms

### EQUIPMENT

- .wooden and tiled floors
- .garden (approx. 80m<sup>2</sup>)
- .terrace (approx. 18.94m<sup>2</sup>)
- .balcony (approx. 15.14m<sup>2</sup>)
- .heating and cooling with heat pump
- .floor heating
- .garage space possible (Price on request)

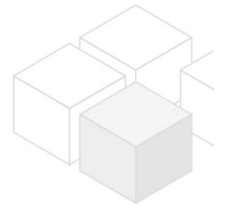
### COST

Rent: including maintenance costs; VAT included  
Deposit: 6 gross rents

## General

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Property number	11632
Property type	Haus



## Costs

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operating cost	€ 318
total rent	€ 4.290,-

## Keyfacts

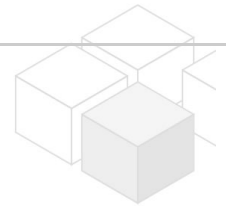
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living area	148.16m <sup>2</sup>
Grünfläche	80m <sup>2</sup>
Kellerfläche	74.71m <sup>2</sup>
rooms	4
bedroom	3
bath	2
WC	3
Property age	Neubau
condition	sehr gut
Available from	Sofort
Contract type	befristet

## Furnishing

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



## Energy Performance Certificate

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HWB (kwh/m <sup>2</sup> /Jahr)	47
fGEE	0.69

## Lage

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Verkehrsanbindung	U1, 28A, 29A, S1, S2, S3, S7, REX
Nähe	U1 Leopoldau