

First time use: nice 3 room apartment with garden



📍 1220 Wien, Proximity: Oberes Mühlwasser

€ 2.490,-/month



Plans



About Property

This beautiful garden apartment is within walking distance of Oberes Mühlwasser.

LOCATION

Supermarkets, restaurants, shops, pharmacies, etc. are just a few minutes away by car. Public transport quickly connects to other districts.

PUBLIC TRANSPORT

92A, 93A

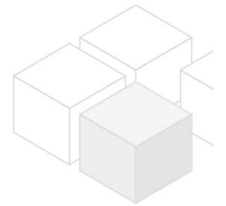
PROPERTY

The apartment offers the following rooms

- .Entree
- .Living dining room with open kitchen and terrace/garden.
- .2 bedrooms - each with exit to the terrace
- .Bathroom (shower, tub, toilet)
- .Guest toilet
- .Storage room

EQUIPMENT

- .Wooden and tiled floors
- .Approx. 50.91m² terrace
- .Approx. 88.54m² garden
- .Heat pump
- .Floor heating
- .kitchen can be installed in ca 6-8 weeks



COSTS

rent: general maintenance costs and VAT included
Deposit: 6 gross rents

General

Propertynumber	11637
Property type	Wohnung

Costs

operating cost	€ 158
total rent	€ 2.490,-

Keyfacts

living area	90.72m ²
Grünfläche	88.54m ²
rooms	3
bedroom	2

bath	1
WC	2
Property age	--
condition	sehr gut
Available from	Sofort
Contract type	befristet

Furnishing

type of heating	Zentralheizung
Flooring	Parkettboden
parking	--
kitchen	ja
Terrasse	1
elevator	ja

Energy Performance Certificate

HWB (kwh/m ² /Jahr)	34
fGEE	0.67

Lage

Verkehrsanbindung	92A, 93A
Nähe	Oberes Mühlwasser

