

# First time use: nice 3 room apartment with garden



📍 1220 Wien, Proximity: Oberes Mühlwasser

€ 2.490,-/month



## Plans



## About Property

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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

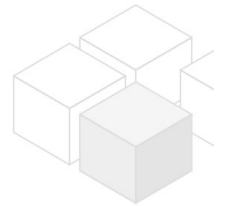
### PROPERTY

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. 50.91m<sup>2</sup> terrace
- .Approx. 88.54m<sup>2</sup> 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

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Propertynumber	11637
Property type	Wohnung

## Costs

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operating cost	€ 158
total rent	€ 2.490,-

## Keyfacts

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living area	90.72m <sup>2</sup>
Grünfläche	88.54m <sup>2</sup>
rooms	3
bedroom	2

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

## Furnishing

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

## Energy Performance Certificate

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HWB (kwh/m <sup>2</sup> /Jahr)	34
fGEE	0.67

## Lage

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Verkehrsanbindung	92A, 93A
Nähe	Oberes Mühlwasser

