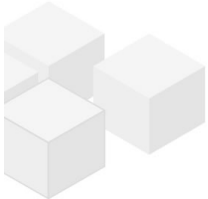


first time use: great 4 rooms with balcony close to Stadtpark

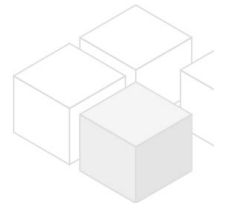
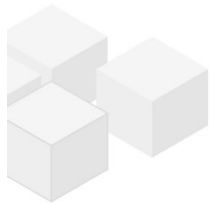
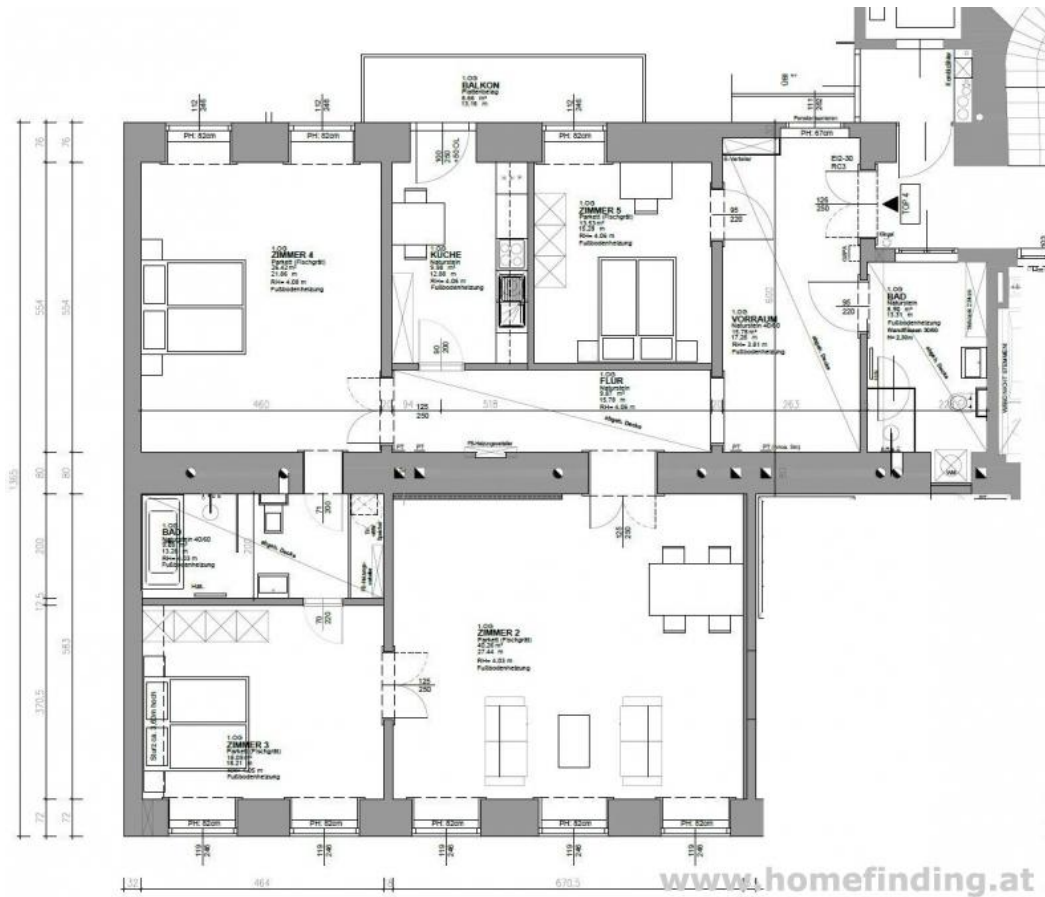


📍 1030 Wien, Proximity: Stadtpark, Wien Mitte, Neulingasse

€ 3.350,-/month



Plans



About Property

Very nice and representative apartment in a calm road but within walking distance to Stadtpark.

LOCATION

Stadtpark, Wien Mitte, Neulinggasse and the city centre can be reached by a short walk. Plenty of shops, restaurants, supermarkets, coffee houses and green areas guarantee a good infrastructure.

PUBLIC TRANSPORT

U4, 4A, 71, D, 1, U3, S1, S2, S3, S7, CAT

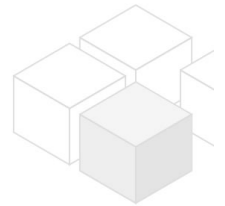
PROPERTY

the apartment itself is on the first floor and shows following rooms:

- .big entrance area
- .beautiful living dining room
- .separate kitchen with balcony
- .2 bigger bedrooms
- .modern bathroom (tub, shower, toilet)
- .third bedroom
- .second bathroom (shower, toilet)

Equipment:

- .high quality wooden and tiled floors
- .floor heating
- .ceiling height: 4 meter
- .light fixtures in all rooms
- .washing machine + dryer
- .balcony ca 6,6m²
- .2x storage space in cellar



COSTS

rent: general maintenance costs and VAT included

deposit: 4 gross rents

General

Property number	11653
Property type	Wohnung

Costs

net rent	€ 2.677,21
gross rent	€ 2944.93
operating cost	€ 405.07
total rent	€ 3.350,-

Keyfacts

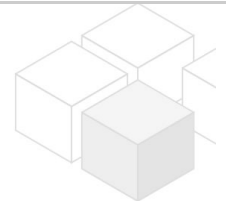
living area	152.1m ²
rooms	4
bedroom	3
bath	2
WC	2
Property age	Altbau
condition	sehr gut
Available from	sofort
Contract type	befristet

Furnishing

type of heating	Fussboden
Flooring	Parkettboden
parking	--
kitchen	ja
balcony	ja
elevator	ja

Energy Performance Certificate

HWB (kwh/m ² /Jahr)	154
HWB Energieklasse	E
fGEE	2.58



Lage

Verkehrsanbindung	U4, 4A, 71, D, 1, U3, S1, S2, S3, S7, CAT
Nähe	Stadtpark, Wien Mitte, Neulinggasse