

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

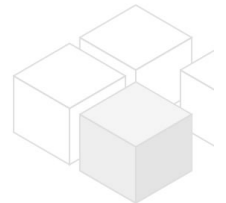
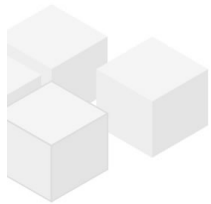
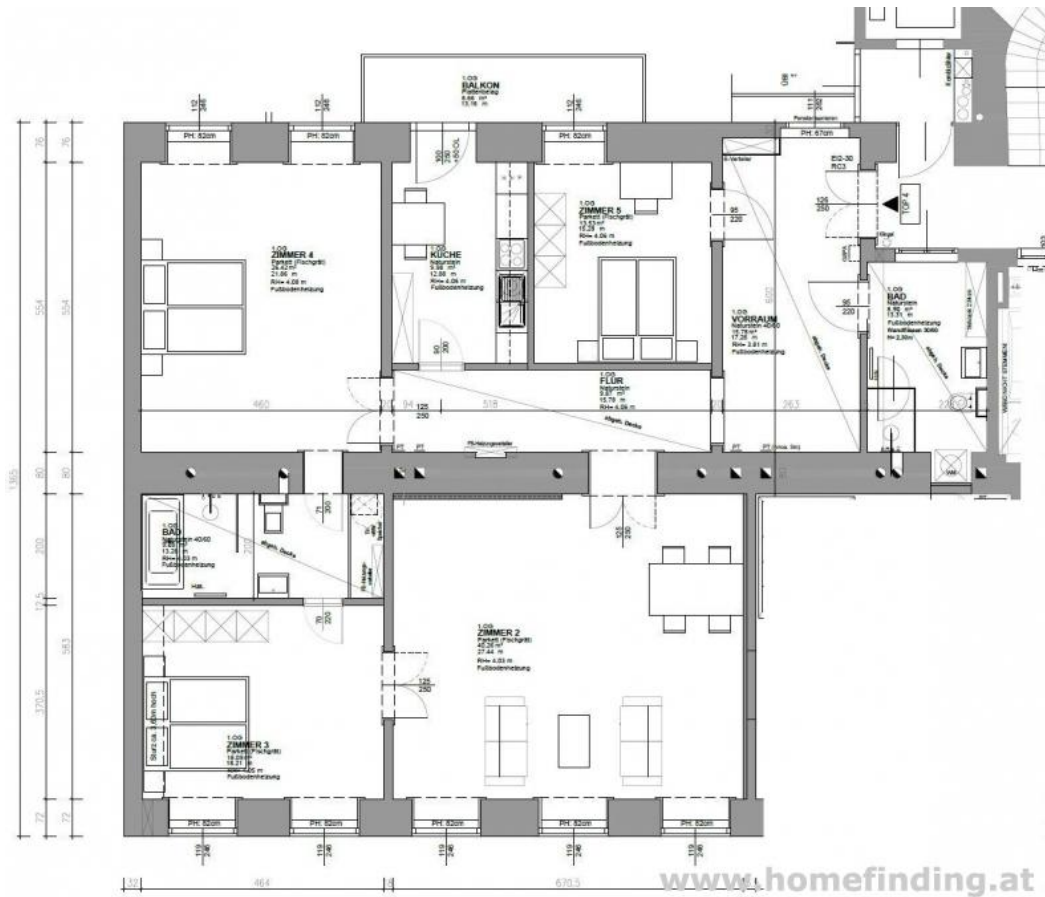


📍 1030 Wien, Proximity: Stadtpark, Wien Mitte, Neulinggasse

€ 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

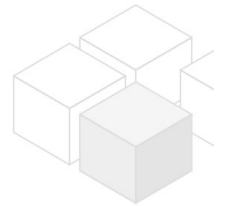
PROPERTY

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

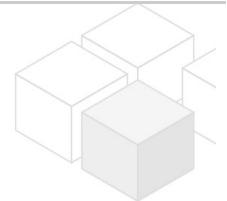
| | |
|----------------|---------------------|
| living area | 152.1m ² |
| rooms | 4 |
| bedroom | 3 |
| bath | 2 |
| WC | 2 |
| Property age | Altbau |
| condition | sehr gut |
| Available from | sofort |
| Contract type | befristet |

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 |