

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

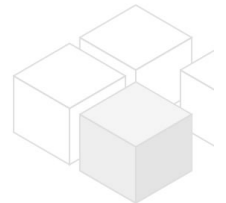
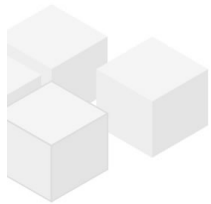
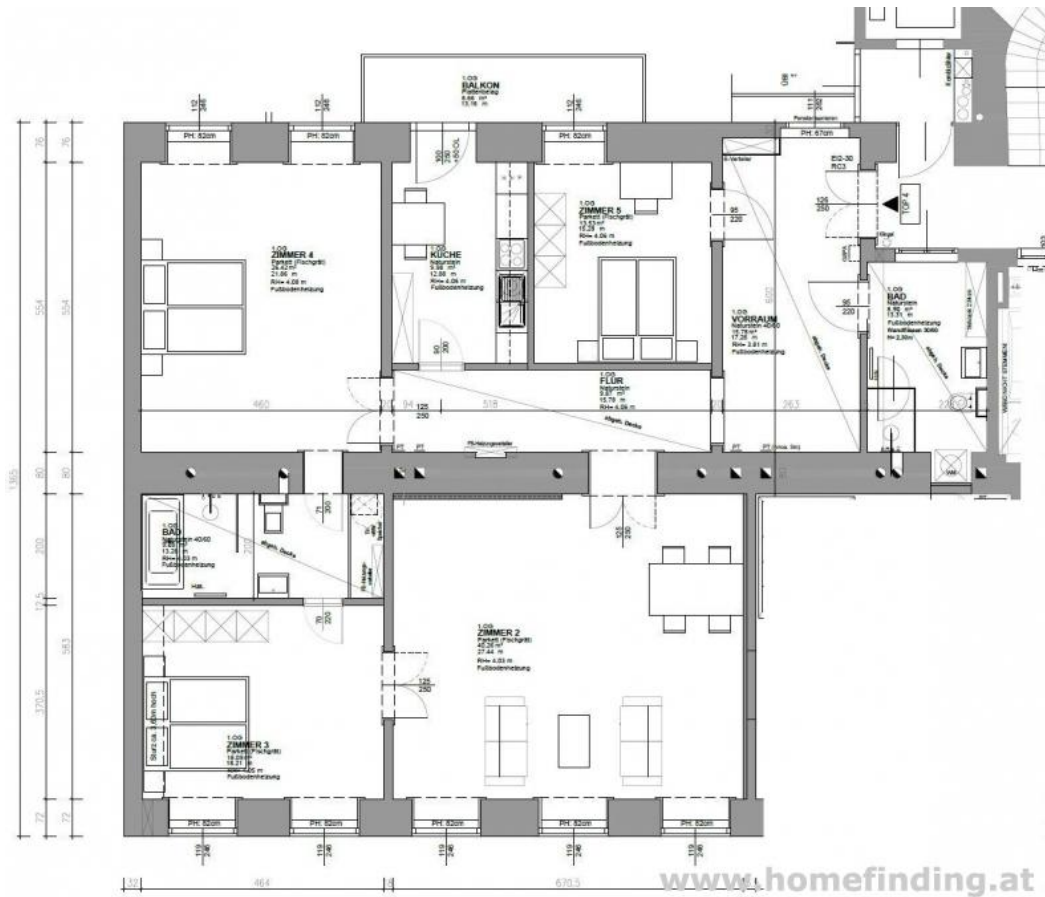


📍 1030 Wien, Proximity: Stadtpark, Wien Mitte, Neulingasse

€ 3.350,-/month



## Plans



## About Property

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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

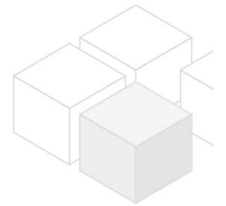
### PROPERTY

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 6,6m<sup>2</sup>
- .2x storage space in cellar



### COSTS

rent: general maintenance costs and VAT included

deposit: 4 gross rents

## General

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Property number	11653
Property type	Wohnung

## Costs

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

## Keyfacts

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

## Furnishing

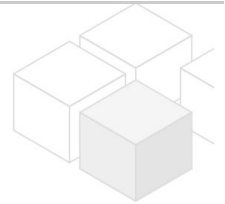
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type of heating	Fussboden
Flooring	Parkettboden
parking	--
kitchen	ja
balcony	ja
elevator	ja

## Energy Performance Certificate

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



## Lage

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