

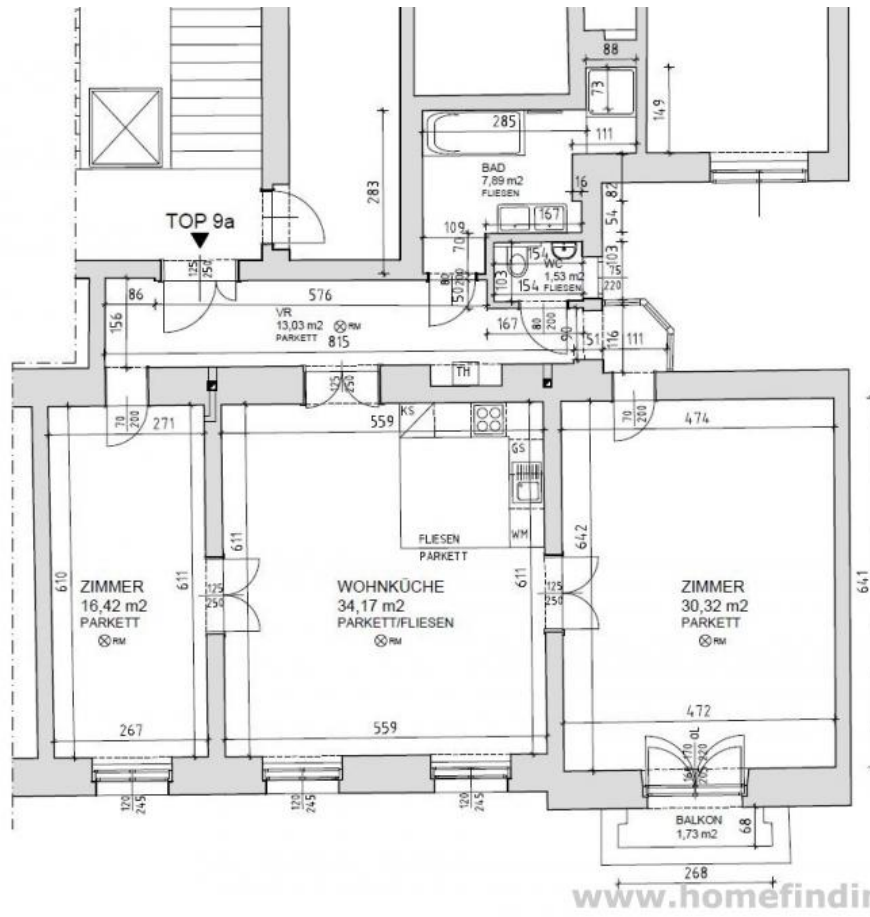
# apartment with terrace close to Stadtpark

📍 1010 Wien, Proximity: Stadtpark, Staatsoper

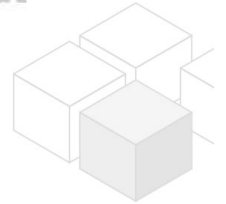
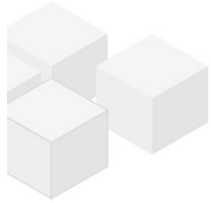
€ 2.585,44/month



## Plans



www.homefinding.at



## About Property

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Great apartment with small balcony in perfect city location

### LOCATION

Shops, restaurants, supermarkets, opera house, park etc are just around the corner. Public lines connect to the rest of the city.

### PUBLIC TRANSPORT

U1, U4, 2A

### PROPERTY

The apartment has following rooms:

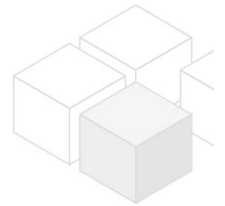
- .entree
- .living dining room with open kitchen
- .2 bedrooms - one with small balcony
- .bathroom (shower, tub)
- .separate toilet

### EQUIPMENT

- .wooden and tiled floors
- .ca. 1,79m<sup>2</sup> balcony
- .basement storage room

### COSTS

rent: general maintenance costs, elevator and VAT included  
deposit: 4 gross rents



## General

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Propertynumber	11656
Property type	Wohnung

## Costs

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net rent	€ 2.067,20
gross rent	€ 2273.92
operating cost	€ 311.52
total rent	€ 2.585,44

## Keyfacts

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living area	103.36m <sup>2</sup>
rooms	3
bedroom	2
bath	1
WC	1
Property age	Altbau

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condition	sehr gut
Available from	sofort
Contract type	unbefristet

## Furnishing

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

## Energy Performance Certificate

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HWB (kwh/m <sup>2</sup> /Jahr)	193
HWB Energieklasse	E

## Lage

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Verkehrsanbindung Nähe	U1, U4, 2A, Ringlinien Stadtpark, Staatsoper
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