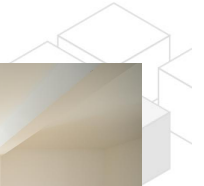


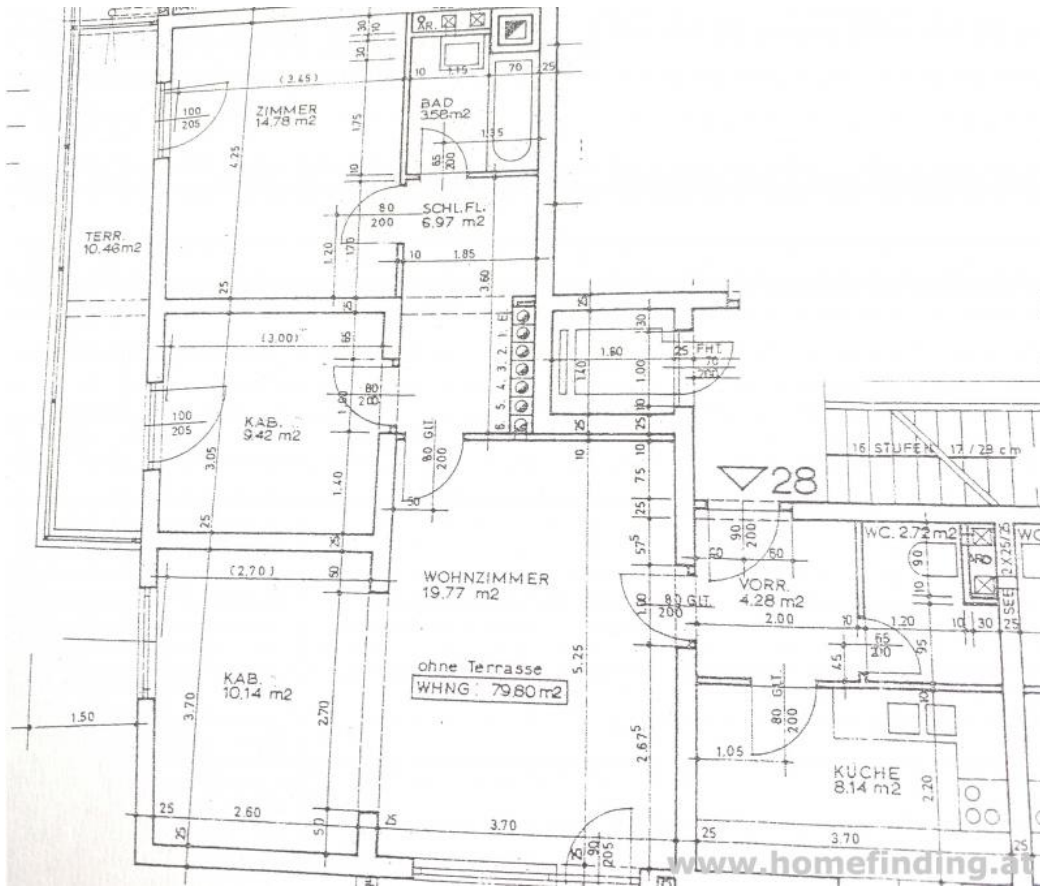
# first time use: great 3 rooms + 2 balconies

📍 1030 Wien, Proximity: Neulinggasse

€ 1.890,-/month



## Plans



## About Property

---

Great 3 rooms in calm but central location.

### LOCATION

The area near Stadtpark, Wien Mitte and Ungargasse offers a big variety of shops, restaurants, supermarkets etc in walking distance. Public transport can be reached easily.

### PUBLIC TRANSPORT

.O, 4A  
.U3 (Rochusgasse), U4 (Wien Mitte), S1, S2, S3, S4, S7 (Rennweg)

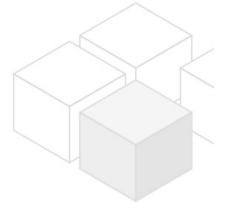
### PROPERTY

the apartment is on the 6th floor, is brand new (totally refurbished) and shows following rooms:

.entree  
.ca 30m<sup>2</sup> living room with balcony  
.separate kitchen with window  
.2 bedrooms (9m<sup>2</sup>, 14m<sup>2</sup>) - both with access to balcony  
.bathroom (shower)  
.separate toilet

### EQUIPMENT:

.wooden and tiled floors  
.2x balcony  
.common heating  
.AC  
.cellar  
.common room for bikes  
.kitchen will be delivered 25th of February 2025



### COSTS

rent: general maintenance costs, elevator and VAT included  
additional monthly costs: € 112,66 for heating/ warm water  
deposit: 4 gross rents

## General

---

Property number	11660
Property type	Wohnung

## Costs

---

net rent	€ 1.534,16
gross rent	€ 1687.58
operating cost	€ 202.42
total rent	€ 1.890,-

## Keyfacts

---

living area	79.8m <sup>2</sup>
rooms	3
bedroom	2
bath	1
WC	1
Property age	Neubau
condition	sehr gut
Available from	sofort
Contract type	befristet

## Furnishing

---

type of heating	Zentralheizung
Flooring	Parkettboden
parking	--
kitchen	ja
Klimaanlage	ja
balcony	ja

## Energy Performance Certificate

---

HWB (kwh/m <sup>2</sup> /Jahr)	58
HWB Energieklasse	C
fGEE	2.63

## Lage

---

Verkehrsanbindung	O, 4A, U3 (Rochusgasse), U4 (Wien Mitte) S1, S2, S3, S4, S7
Nähe	Neulinggasse