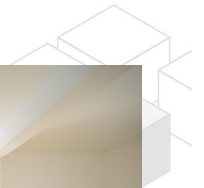


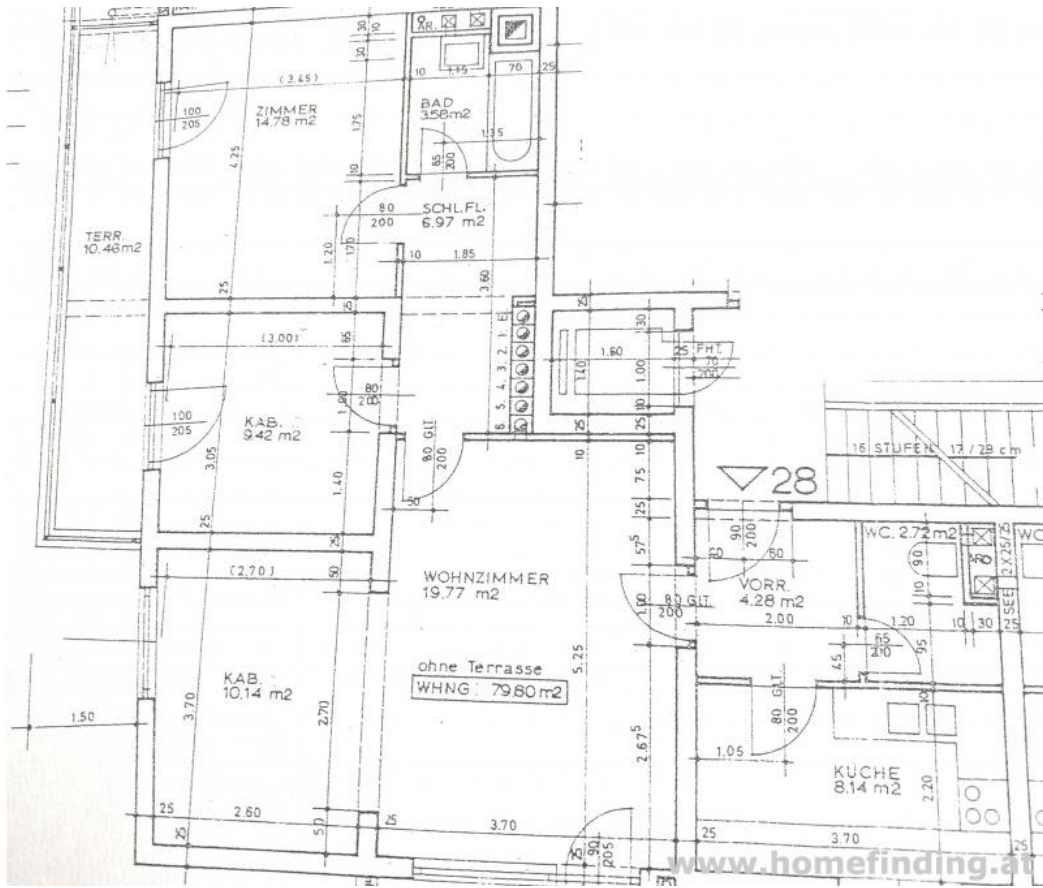
first time use: great 3 rooms + 2 balconies

📍 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)

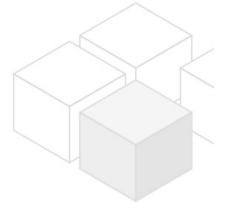
PROPERTY

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

.entree
.ca 30m² living room with balcony
.separate kitchen with window
.2 bedrooms (9m², 14m²) - 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 ²
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 ² /Jahr)	58
HWB Energieklasse	C
fGEE	2.63

Lage

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