

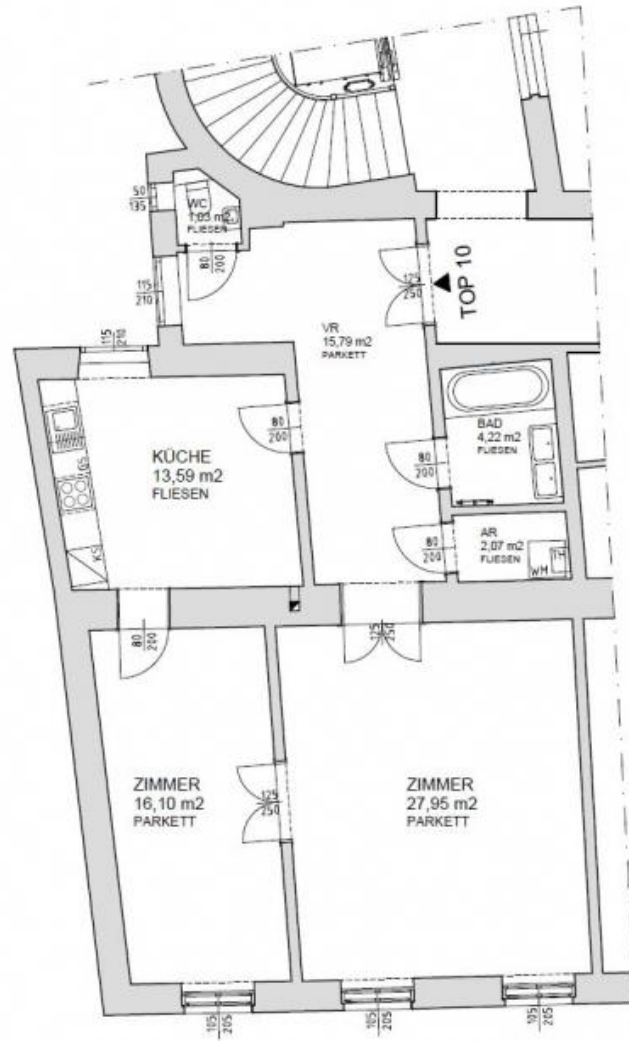
# nice 3 rooms at Schottenfeldgasse

📍 1070 Wien, Proximity: Schottenfeldgasse, Westbahnstraße

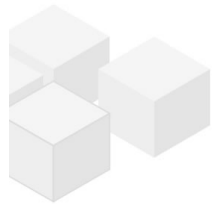
€ 1.489,60/month



## Plans



[www.homefinding.at](http://www.homefinding.at)



## About Property

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Nice traditional apartment in an old style building in central location close to the Mariahilfer Straße:

### LOCATION

shops, restaurants, supermarkets, etc can be reached by a short walk or by public transport: U6, 5, 49.

### PROPERTY

The apartment itself is on the 3rd floor (elevator) and has following rooms:

- .entrance
- .living dining room
- .separate kitchen with window
- .bedroom
- .bathroom (tub)
- .separate toilet
- .storage room

### Equipment:

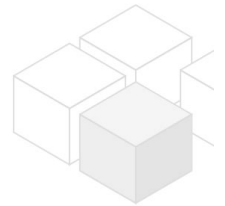
- .wooden and tiled floors
- .cellar compartment
- .not all rooms have direct access from hallway!!

### COSTS

rent: general maintenance costs, elevator and VAT included

deposit: 4 gross rents

commission: 2 rents + 20% VAT



## General

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Property number	11672
Property type	Wohnung

## Costs

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net rent	€ 1.130,50
gross rent	€ 1243.55
operating cost	€ 246.05
total rent	€ 1.489,60
Kaution	€ 5958

## Keyfacts

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living area	80.75m <sup>2</sup>
rooms	3
bedroom	1
bath	1

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WC	1
Property age condition	Altbau sehr gut
Available from	sofort
Contract type	unbefristet

## Furnishing

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

## Energy Performance Certificate

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HWB (kwh/m <sup>2</sup> /Jahr)	146.3
HWB Energieklasse	D

## Lage

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Verkehrsanbindung Nähe	U6, 5, 49 Schottenfeldgasse, Westbahnstraße
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