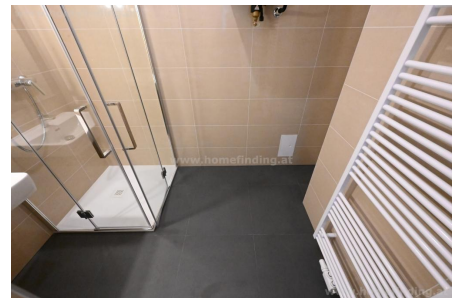


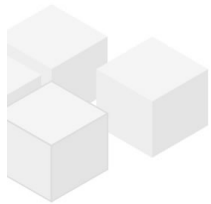
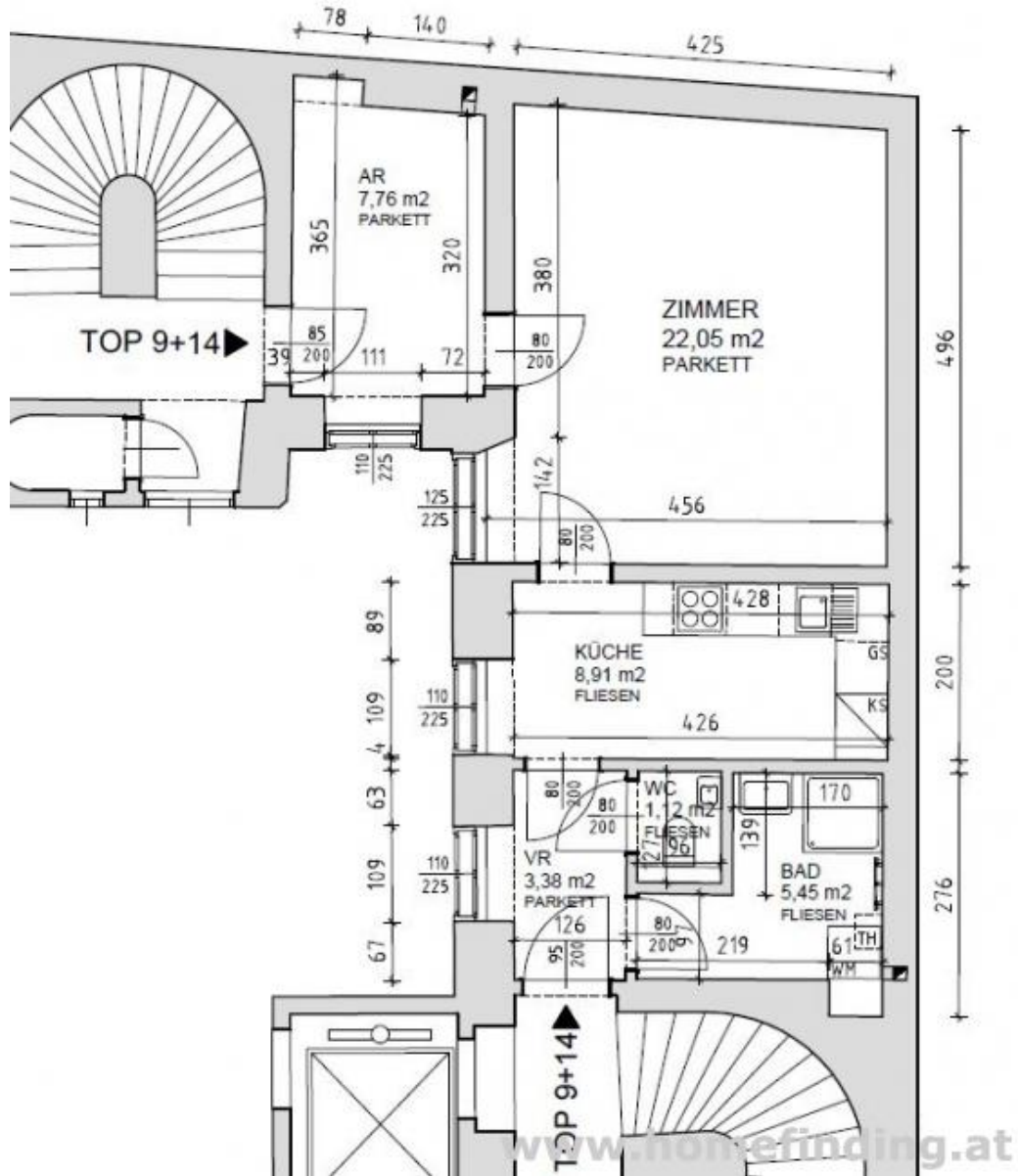
nice 1 rooms next to Währinger Straße

📍 1090 Wien, Proximity: Alserbachstraße

€ 879,62/month



Plans



About Property

This nice apartment with 1 room is situated on the first floor of a traditional Viennese building in nice location of 9th district.

LOCATION

Shops, restaurants and public transport (33, 5, 40A, 37, 38, U6) can be reached by a short walk.

PROPERTY

The property is not so bright but faces a calm yard and shows following rooms:

- .entree
- .kitchen with window
- .living room
- .bathroom with shower
- .separate toilet
- .storage space

equipment:

- .wooden and tiled floors
- .basement

COSTS

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

General

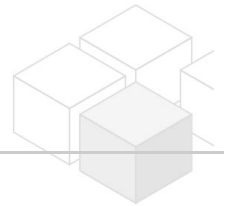
Property number	11673
Property type	Wohnung

Costs

net rent	€ 657,05
gross rent	€ 722.75
operating cost	€ 156.87
total rent	€ 879,62
Kaution	€ 3518

Keyfacts

living area	48.68m ²
rooms	1
bath	1
WC	1
Property age	Altbau
condition	sehr gut



Available from	15.02.2025
Contract type	unbefristet

Furnishing

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

Energy Performance Certificate

HWB (kwh/m ² /Jahr)	170.8
HWB Energieklasse	E
fGEE Energieklasse	E

Lage

Verkehrsanbindung	33, 5, 40A, 37, 38, U6
Nähe	Alserbachstraße

