

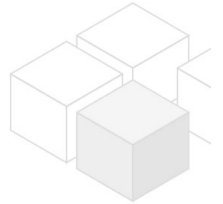
modern apartment with balcony

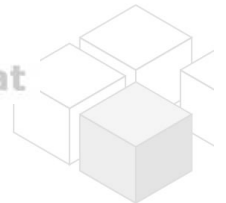
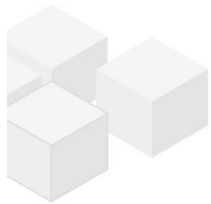
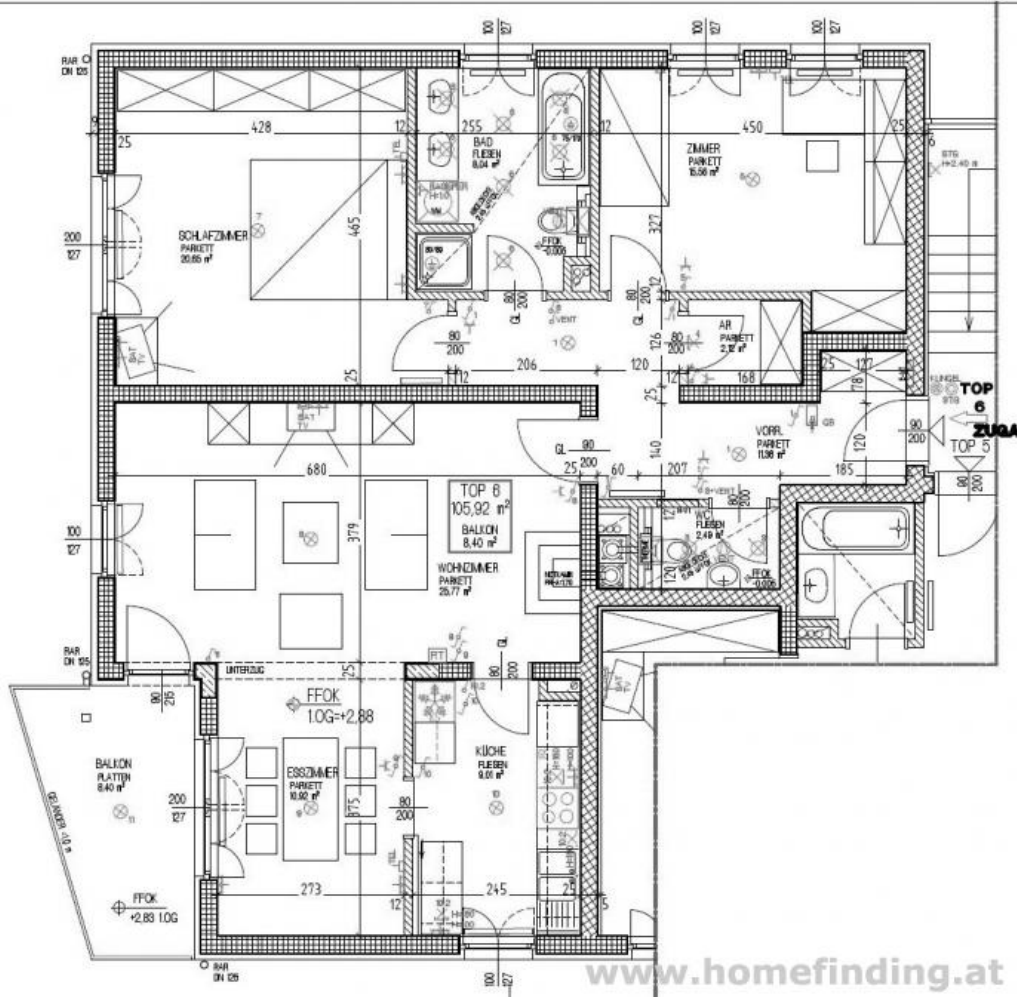
📍 1130 Wien, Proximity: Fichtnergasse

€ 1.998,54/month



Plans





About Property

Modern new apartment just a few minutes from the center of Hietzing, yet in a quiet location.

LOCATION

Shops, restaurants and public transport are within easy walking distance.

PUBLIC TRANSPORT

10, 52, 60

PROPERTY

The apartment is on the first floor with elevator and shows following rooms:

- .central entree
- .Living dining room with balcony
- .2 Bedrooms (ca 16m², ca 20m²)
- .bathroom (tub, shower, toilet, window)
- .storage room
- .separate toilet

FURNISHING

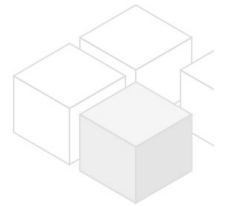
- .wooden and tiled floors
- .balcony (ca 8.6m²)
- .cellar
- .garage possible (Euro 143,00/ month).

COSTS

rent: general maintenance costs and VAT included

depoit: 4 1/2 gross rents

fee for setting-up the contract: € 600,00



General

Property number	11674
Property type	Wohnung

Costs

net rent	€ 1.596,74
gross rent	€ 1756.41
operating cost	€ 242.13
total rent	€ 1.998,54

Keyfacts

living area	105.92m ²
rooms	3
bedroom	2

bath	1
WC	2
Property age	Neubau
condition	sehr gut
Available from	März/ April 2025
Contract type	befristet

Furnishing

type of heating	Etagenheizung
Flooring	Parkettboden
parking	Garage
kitchen	ja
elevator	ja
Satellitenfernsehen	ja

Energy Performance Certificate

HWB (kwh/m ² /Jahr)	45.3
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Lage

Verkehrsanbindung	10, 52, 60
Nähe	Fichtnergasse

