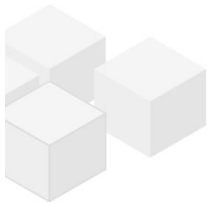


# very nice 3 rooms with terrace / common garden

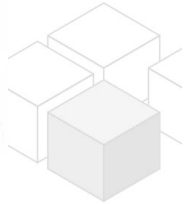
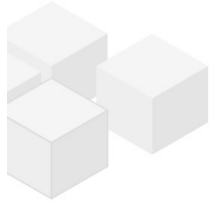
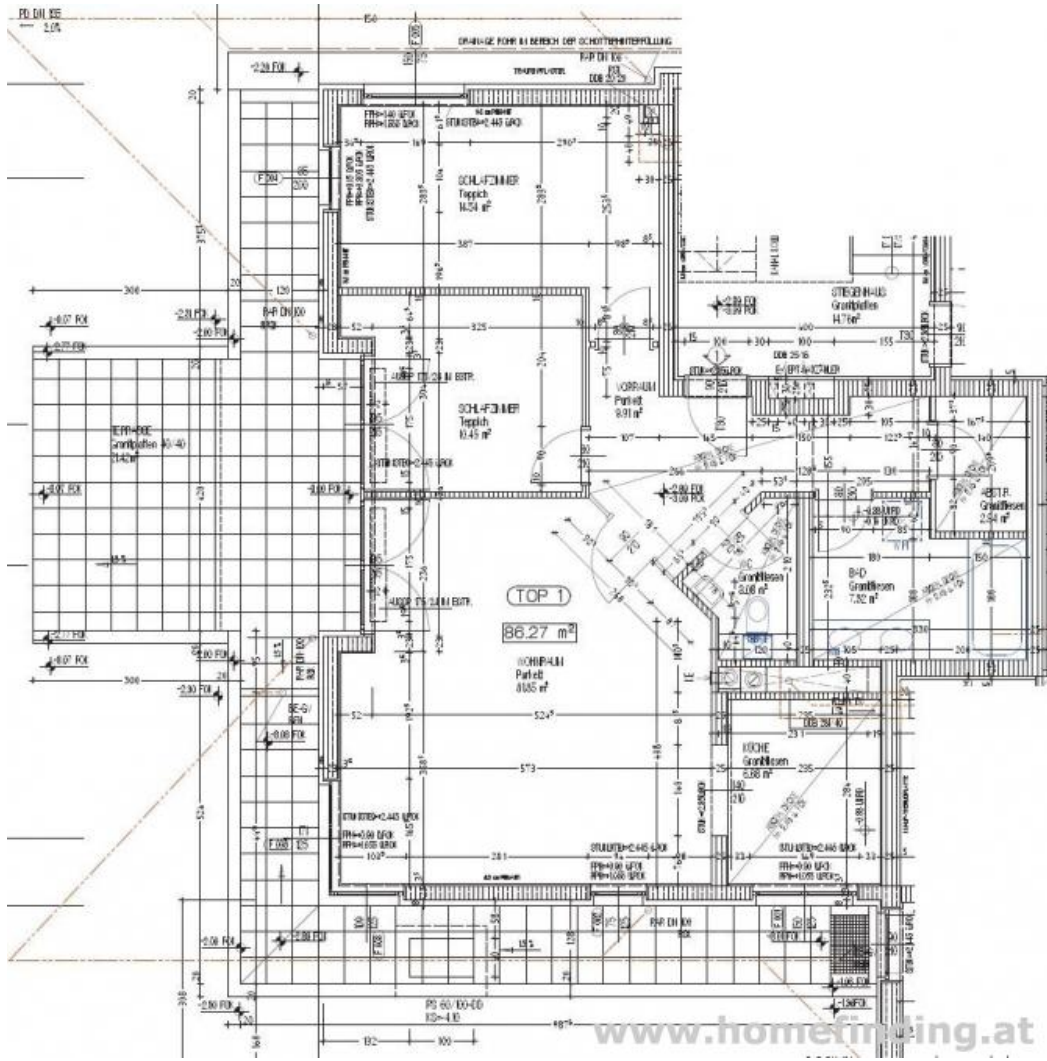


📍 1130 Wien, Proximity: Wattmangasse, Tiroler Garten

€ 1.845,76/month



## Plans



www.homefinding.at

## About Property

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Very nice apartment in a modern building in calm road - 12 minutes walk from U4 Kennedybrücke/ center of Hietzing.

### LOCATION

Shops, restaurants, supermarkets, schools, kinder garden etc can be found nearby. The bus connects to U4.

### PROPERTY

The apartment itself has following rooms:

- .entrance room
- .ca 31m<sup>2</sup> living-dining room with balcony
- .separate kitchen
- .2 bedrooms with access to the balcony
- .bathroom with tub
- .toilet
- .storage room.

### equipment:

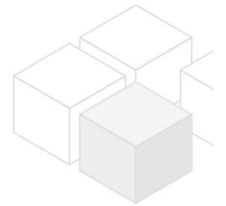
- .wooden and tiled floors
- .21m<sup>2</sup> terrace
- .In house garage possible (€ 137,16/ month)
- .common garden

### COSTS

rent: general maintenance costs and VAT included

deposit: 4 1/2 gross rents

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



## General

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Propertynumber	1772
Property type	Wohnung

## Costs

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net rent	€ 1.406,21
gross rent	€ 1546.83
operating cost	€ 298.93
total rent	€ 1.845,76

## Keyfacts

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living area	86.27m <sup>2</sup>
rooms	3
bedroom	2

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bath	1
WC	1
Property age	Neubau
condition	sehr gut
Available from	sofort
Contract type	befristet

## Furnishing

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

## Energy Performance Certificate

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HWB (kwh/m <sup>2</sup> /Jahr)	58
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## Lage

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Verkehrsanbindung	60, 156B, 56B, 58B
Nähe	Wattmanngasse, Tiroler Garten

