

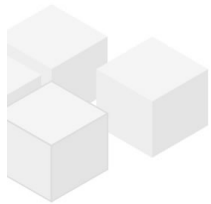
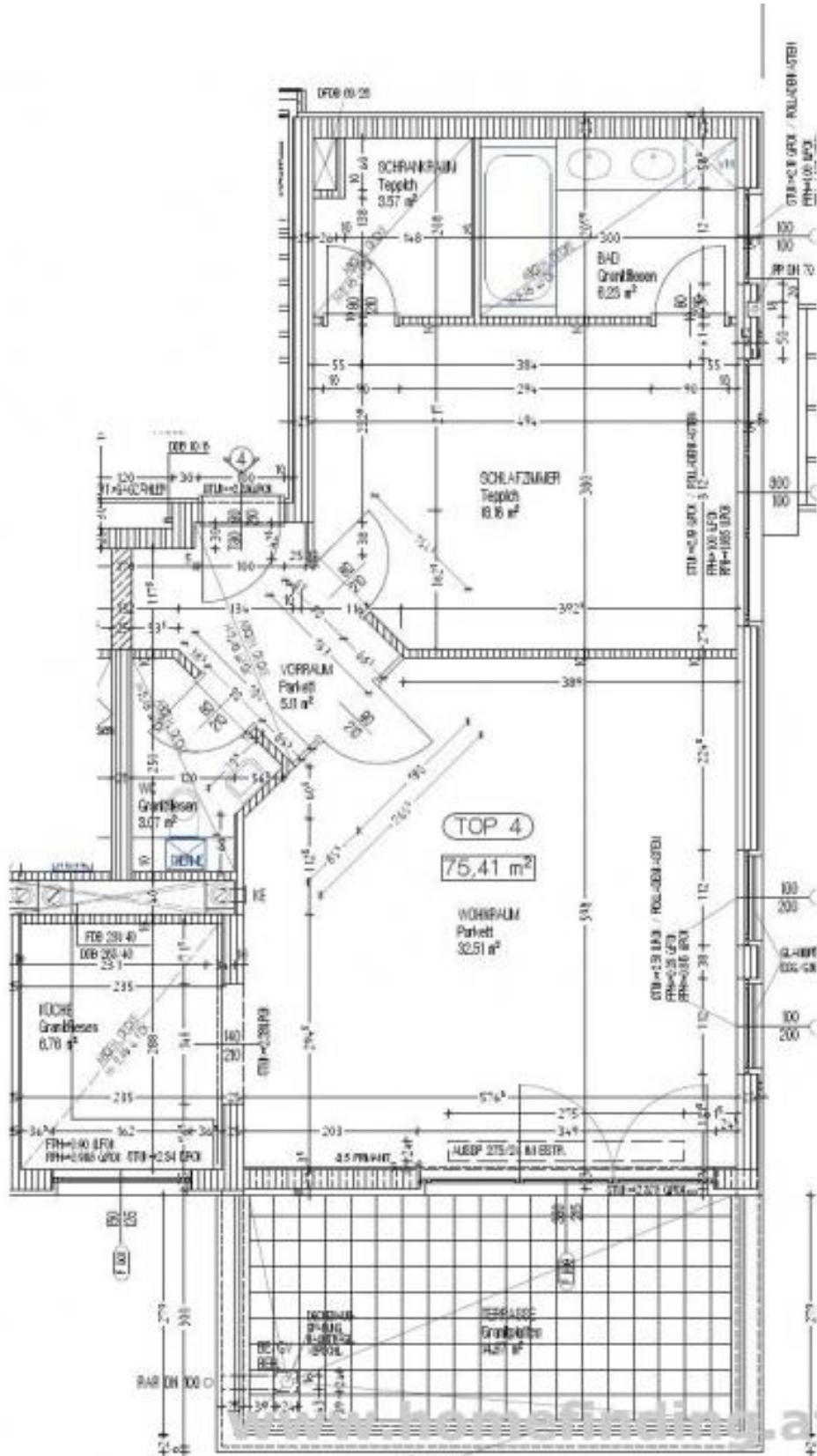
## 2 rooms with balcony at Königberg

📍 1130 Wien, Proximity: Wattmangasse, Tiroler Garten

€ 1.584,72/month



### Plans



## 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:

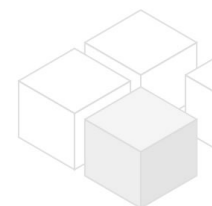
- .central entrance room
- .ca 32m<sup>2</sup> living dining room with balcony
- .separate kitchen with window
- .nice bedroom
- .bathroom with tub
- .walk in closet.

### EQUIPMENT

- .wooden and tiled floors
- .balcony
- .house garage € 149,16/ month

### COSTS

- rent: general maintenance costs and VAT included
- deposit: 4.5 gross rents
- fee for setting-up the contract: € 600,00



## General

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Property number	2102
Property type	Wohnung

## Costs

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net rent	€ 1.201,25
gross rent	€ 1321.38
operating cost	€ 263.34
total rent	€ 1.584,72

## Keyfacts

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living area	75.41m <sup>2</sup>
rooms	2
bedroom	1
bath	1
WC	1

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

## Furnishing

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type of heating	Etagenheizung
Flooring	Parkettboden
parking	--
kitchen	ja
balcony	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 Nähe	60, 156B, 56B, 58B Wattmangasse, Tiroler Garten
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