

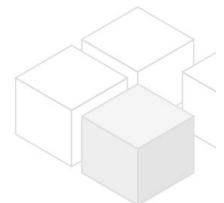
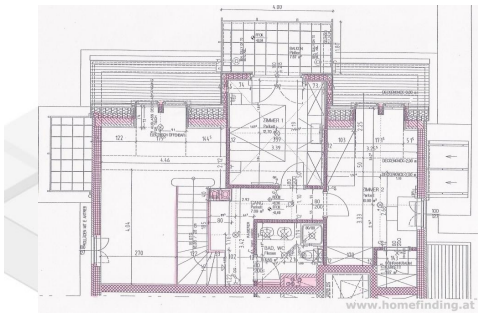
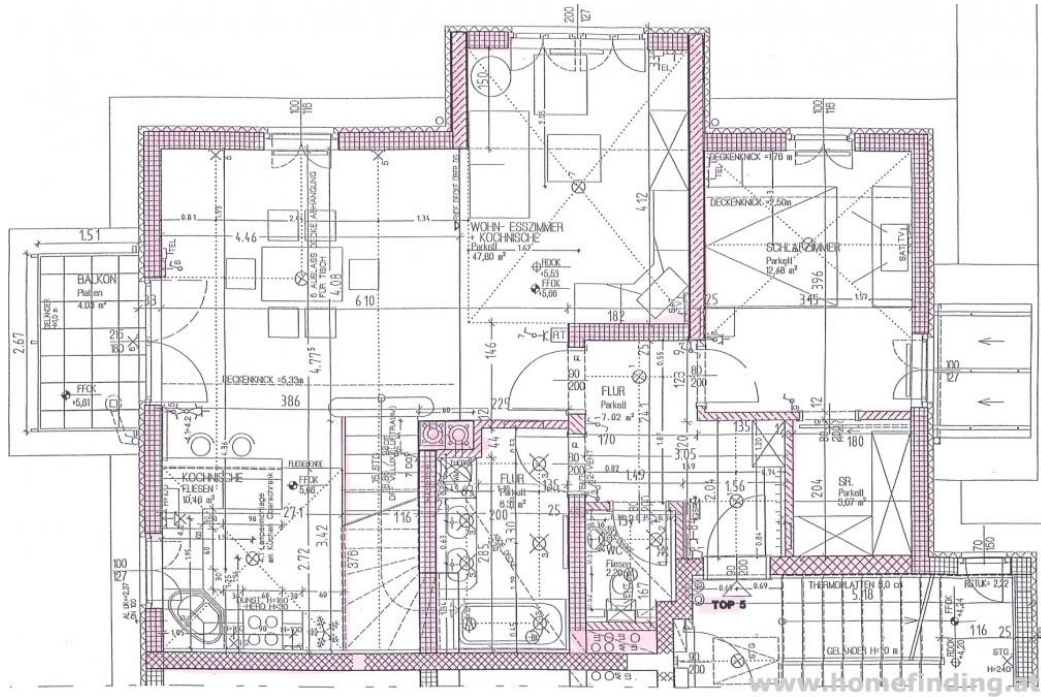
modern 4 room duplex apartment, 2 balconies

📍 1130 Wien, Proximity: Gloriettegasse, Weidlichgasse, Schloß Schönbrunn

€ 2.495,61/month



Plans



About Property

Great duplex apartment in modern building surrounded by calm nature and nice gardens.

LOCATION

Shopping possibilites, restaurants, Schloß Schönbrunn are neary and reachable by a short walk.

PUBLIC TRANSPORT

60, 156B, 56B, 58B

PROPERTY

The apartment has following rooms:

>level 1:

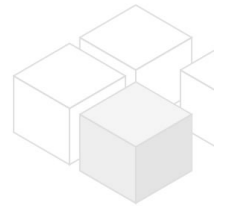
- .entree
- .47m² living dining room with gazebo + open kitchen + exit to a 4m² terrace
- .bedroom with walk-in closet
- .nice bathroom with tub
- .separate guest toilet
- .staircase.

>level 2:

- .open room
- .large bedroom with walk-in closet
- .second bedroom with exit to a 7m² large terrace
- .bathroom with shower and toilet

EQUIPMENT:

- .wooden and tiled floors
- .storage room in the basement
- .indoor parking for extra € 146,40 per month possible.



COSTS

rent: general maintenance costs and VAT included

deposit: 4,5 gross rents

costs for setting up the contract: € 600

General

Property number	2286
Property type	Wohnung

Costs

net rent	€ 1.862,38
gross rent	€ 2048.62
operating cost	€ 446.99
total rent	€ 2.495,61

Keyfacts

living area	122.59m ²
rooms	4
bedroom	3
bath	2
WC	2
Property age	Neubau
condition	sehr gut
Available from	01.12.2024
Contract type	befristet

Furnishing

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

Energy Performance Certificate

HWB (kwh/m ² /Jahr)	58
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Lage

Verkehrsanbindung	60, 156B, 56B, 58B
Nähe	Gloriettegasse, Weidlichgasse, Schloß Schönbrunn