

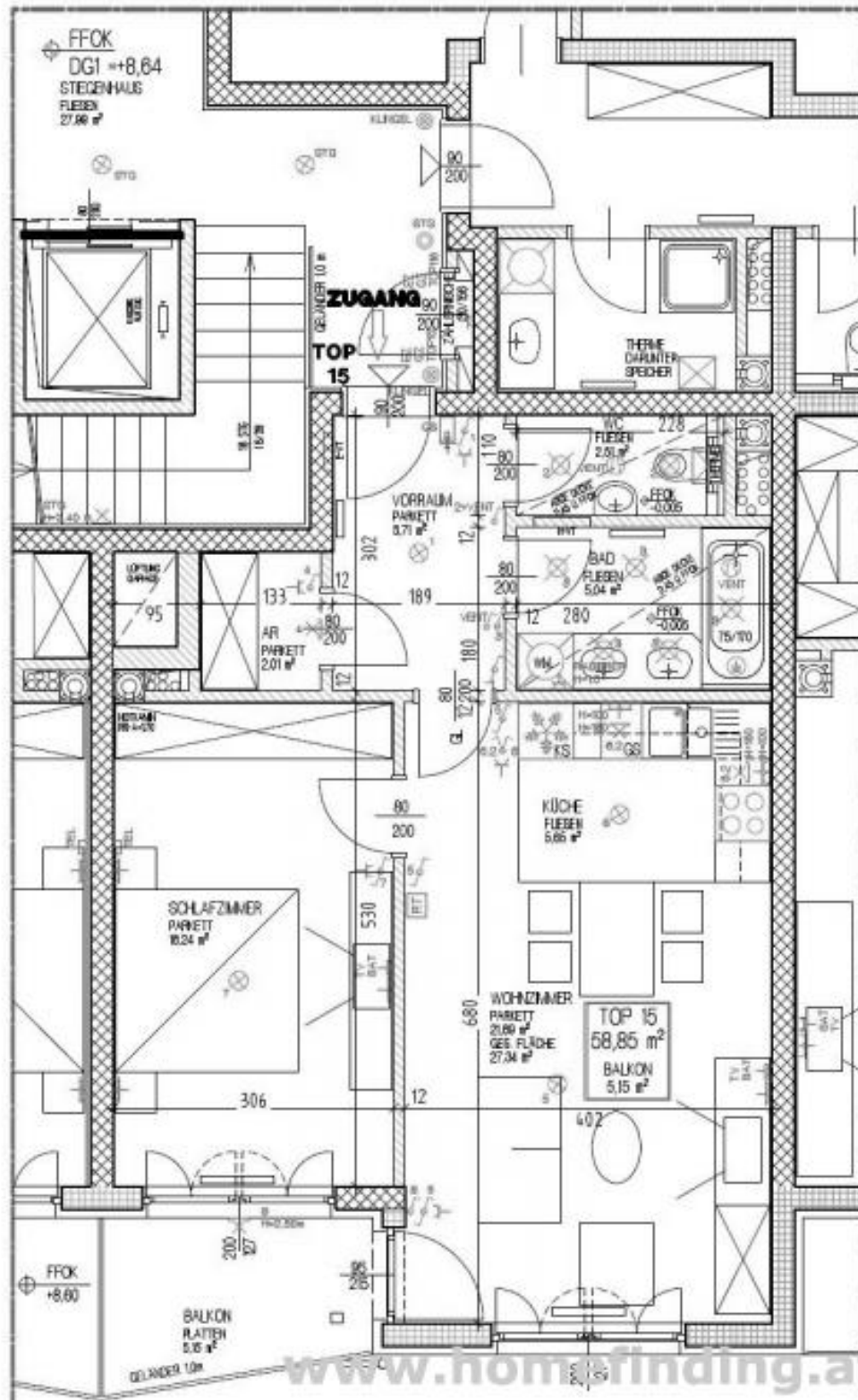
# nice apartment with balcony at Althietzing

📍 1130 Wien, Proximity: Fichtnergasse

€ 1.114,26/month



## Plans



www.homefinding.at

## About Property

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This modern apartment is located on the roof floor of a modern building at Althietzing.

### LOCATION

Shops, restaurants, supermarkets, schools, kinder garden etc can be reached by a short walk. The public lines (58, 60) connect easy to the center of Hietzing or Lainz and guarantee a good connection to underground U4 (fast access to city centre).

### PROPERTY

The apartment itself has following rooms:

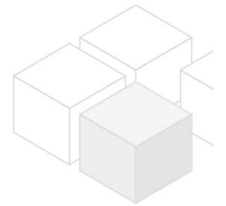
- .entre
- .nice living-dining room
- .open kitchen and 5m<sup>2</sup> balcony
- .18m<sup>2</sup> bedroom
- .2m<sup>2</sup> storage room
- .bathroom with tub
- .separate toilet

### equipment:

- .wooden and tiled floors
- .balcony
- .basement storage
- .In-house garage possible (Euro 153. 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

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Property number	3287
Property type	Wohnung

## Costs

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net rent	€ 890,66
gross rent	€ 979.73
operating cost	€ 134.53
total rent	€ 1.114,26

## Keyfacts

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living area	58.85m <sup>2</sup>
rooms	2
bedroom	1

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bath	1
WC	1
Property age	Neubau
condition	sehr gut
Available from	1.4.2025
Contract type	befristet

## Furnishing

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

## Energy Performance Certificate

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HWB (kwh/m<sup>2</sup>/Jahr) 45.30

## Lage

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Verkehrsanbindung 58, 60  
Nähe Fichtnergasse

