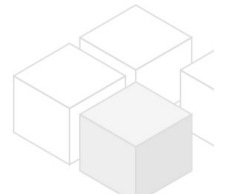


# modern duplex apartment/ row house - 3 bedrooms, garden



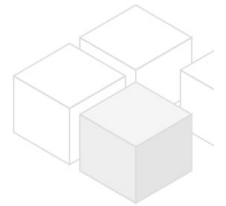
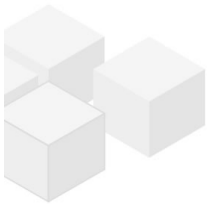
📍 1130 Wien, Proximity: Lainzer Platz, Wambacher

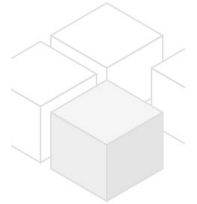
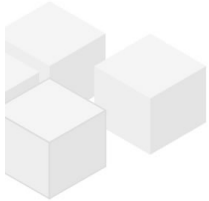
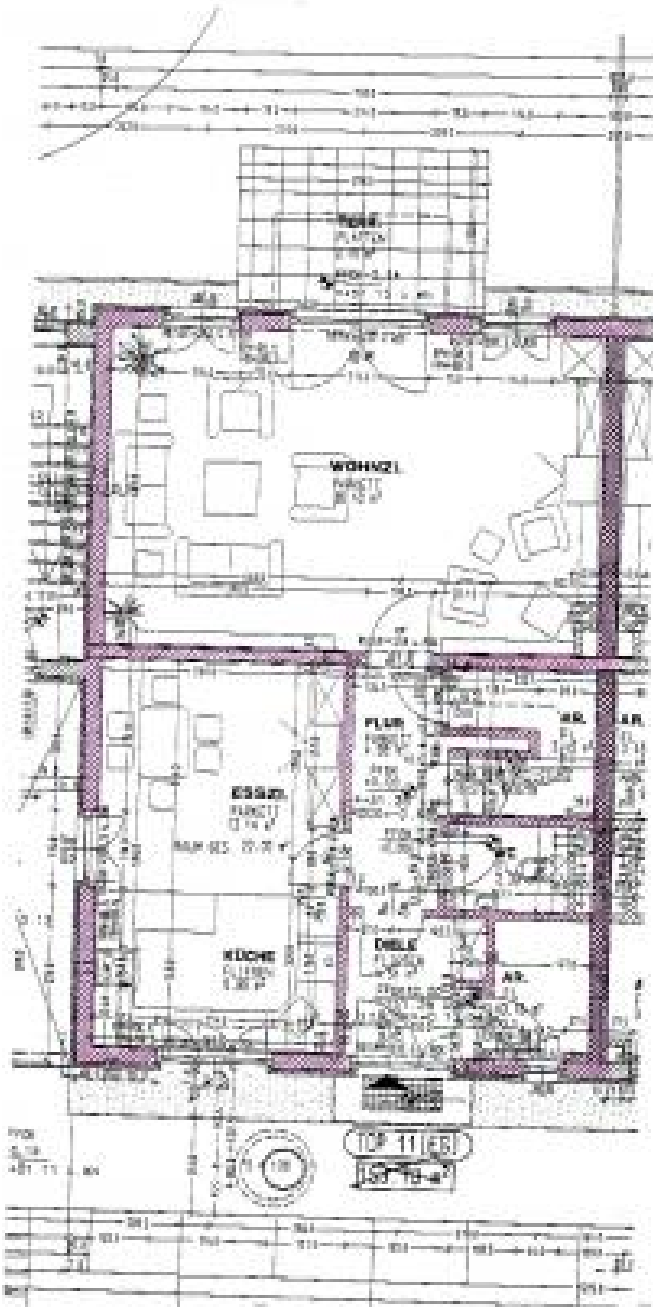
€ 2.914,36/month





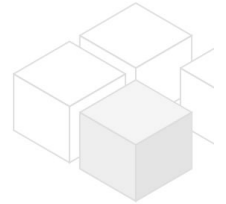
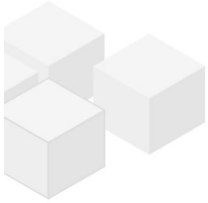
## Plans







[www.homefinding.at](http://www.homefinding.at)



## About Property

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Modern duplex apartment only few minutes away from all shopping possibilities and public transport means.

### PROPERTY

It has the feeling of a detached house and shows following rooms:

>level 1:

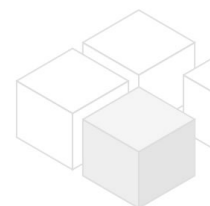
- .entree
- .36m2 large living room with balcony/ access to the garden
- .separate eat-in kitchen
- .2 storage rooms
- .guest toilet
- .staircase.

>level 2:

- .hallway
- .2 bedrooms - joining one balcony
- .third bedroom
- .bathroom with shower + toilet
- .bathroom with tub
- .separate toilet.

equipment:

- wooden and tiled floors
- garage possible Euro 170,66/ month.



### COSTS

rent: general maintenance costs and VAT included

depoit: 4 1/2 gross rents

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

## General

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Propertynumber	3971
Property type	Haus

## Costs

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net rent	€ 2.335,08
gross rent	€ 2568.59
operating cost	€ 345.77
total rent	€ 2.914,36

## Keyfacts

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living area	154.29m <sup>2</sup>
Grünfläche	80m <sup>2</sup>

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rooms	5
bedroom	3
bath	2
WC	2
Property age	Neubau
condition	sehr gut
Available from	15.1.2025
Contract type	befristet

## Furnishing

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

## Energy Performance Certificate

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HWB (kwh/m <sup>2</sup> /Jahr)	58.7
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## Lage

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Verkehrsanbindung Nähe	Straßenbahn > Hietzing Lainzer Platz, Wambacher
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