

modern duplex apartment/ row house - 3 bedrooms, garden

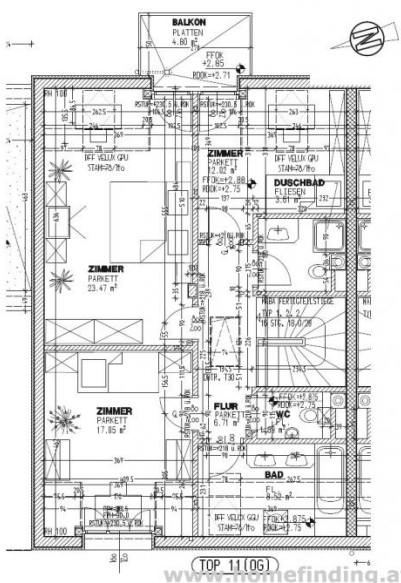
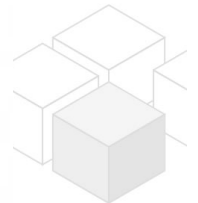
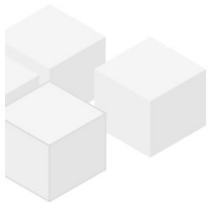
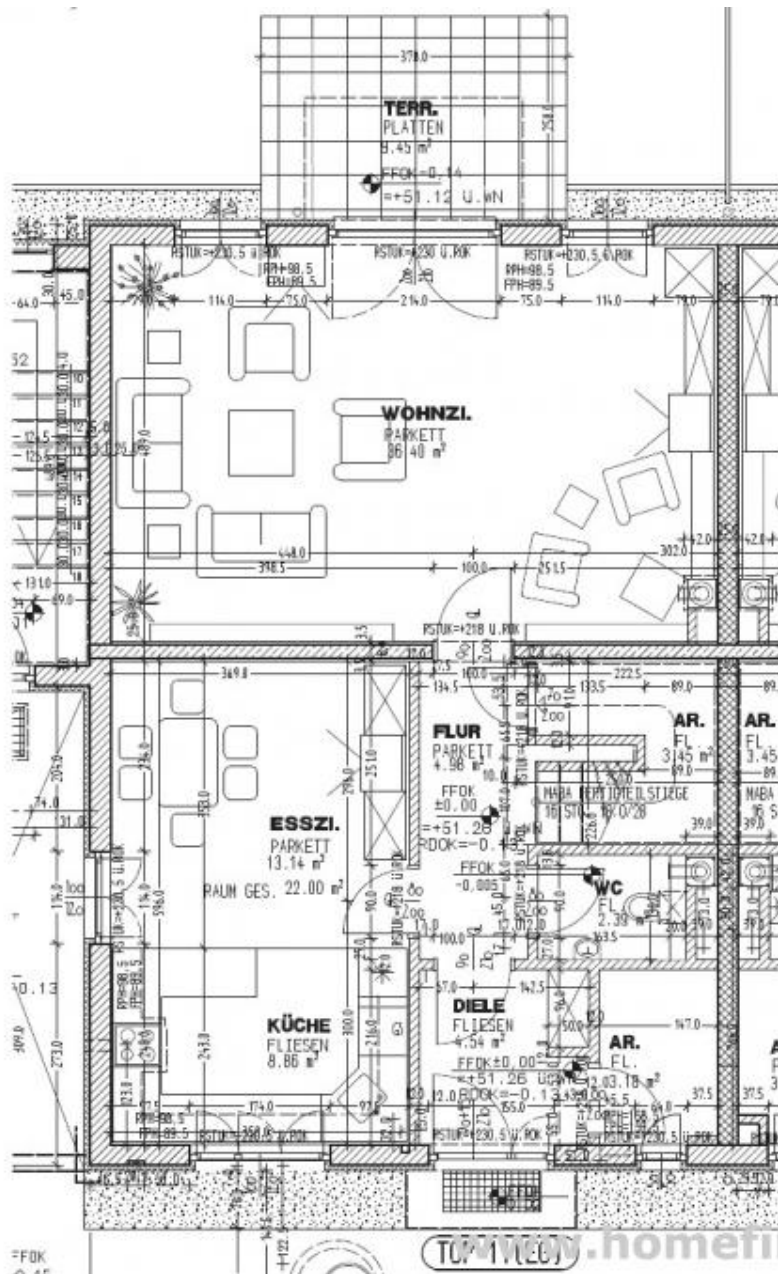


📍 1130 Wien, Proximity: Lainzer Platz, Wambacher

€ 2.914,36/month



Plans



www.homefinding.at

About Property

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:

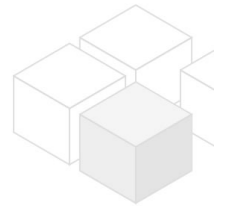
- .entree
- .36m2 large living room with balcony/ access to the garden
- .separate eat-in kitchen
- .2 storage rooms
- .guest toilet
- .staircase.

>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

Propertynumber	3971
Property type	Haus

Costs

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

Keyfacts

living area	154.29m ²
Grünfläche	80m ²

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

Furnishing

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

Energy Performance Certificate

HWB (kwh/m ² /Jahr)	58.7
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Lage

Verkehrsanbindung Nähe	Straßenbahn > Hietzing Lainzer Platz, Wambacher
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