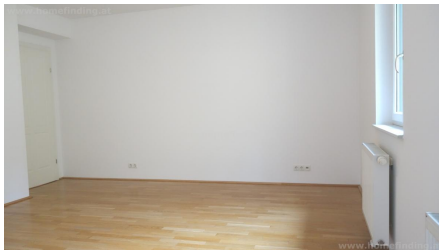


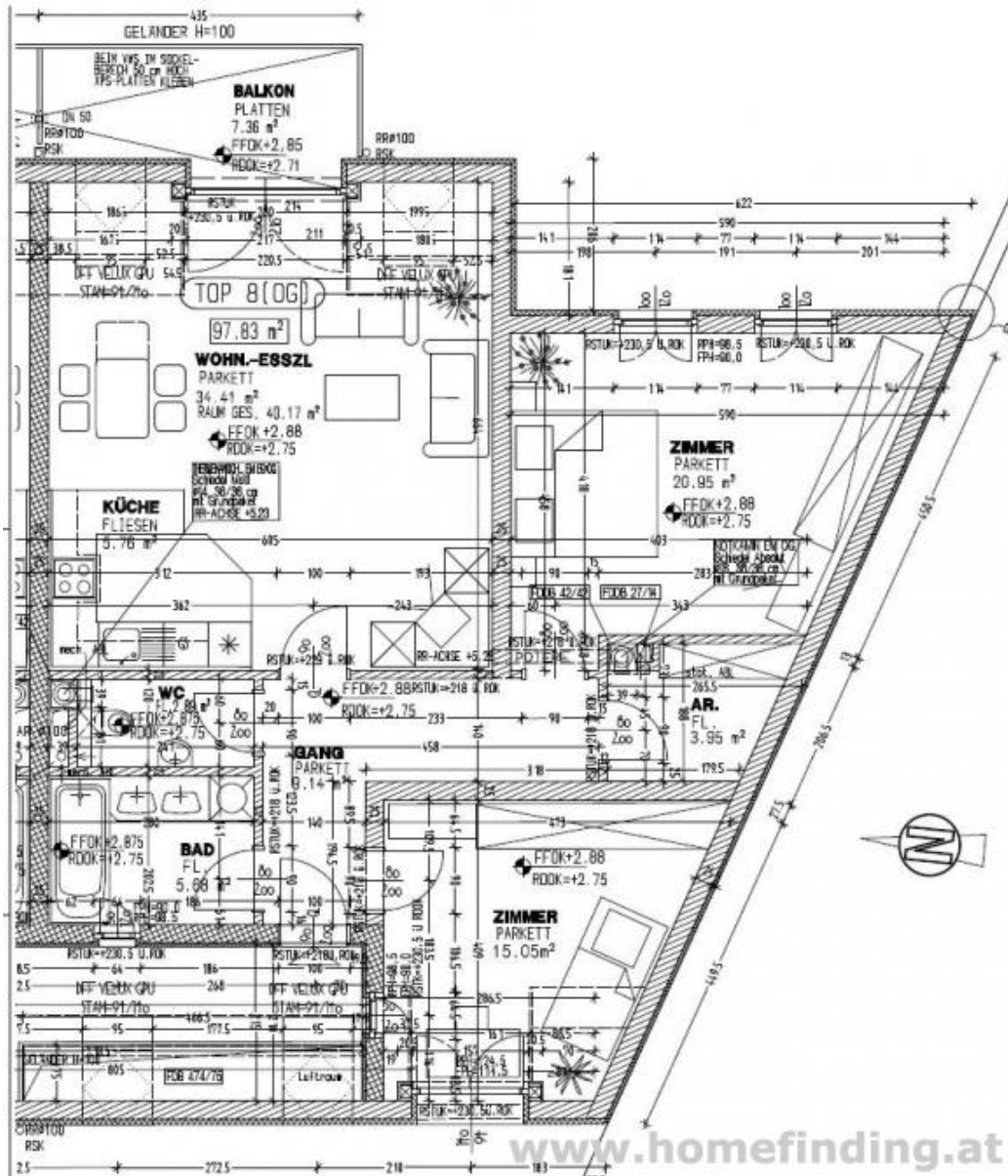
# apartment with 2 bedrooms and balcony

📍 1130 Wien, Proximity: Lainzer Platz, Wambacher

€ 1.793,06/month



## Plans



## About Property

---

The apartment is located very close to Lainzer Platz and has great infrastructure nearby.

### LOCATION

supermarkets, banks, restaurants, schools, kindergarden, can be found nearby within walking distance. The tram connects to the centre of Hietzing/ Schloß Schönbrunn and the rest of the city (via U4).

### PROPERTY

The flat has following rooms:

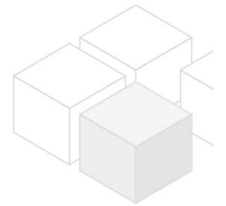
- .entree
- .living room with open kitchen and terrace
- .2 bedrooms
- .bathroom (tub)
- .separate toilet
- .storage room

### EQUIPMENT:

- .wooden and tiled floors
- .balcony ca 7,3m<sup>2</sup>
- .basement
- .garage possible(€ 170,66/month)

### COSTS

- rent: general maintenance costs and VAT included
- deposit: 4,5 gross rents
- fee for setting-up the contract: € 600,00



## General

---

Propertynumber	4848
Property type	Wohnung

## Costs

---

net rent	€ 1.435,79
gross rent	€ 1579.37
operating cost	€ 213.69
total rent	€ 1.793,06

## Keyfacts

---

living area	95.35m <sup>2</sup>
rooms	3
bedroom	2
bath	1
WC	1

---

Property age	Neubau
condition	sehr gut
Available from	1.3.2025
Contract type	befristet

## Furnishing

---

type of heating	Etagenheizung
Flooring	Parkettboden
parking	Garage
kitchen	ja
Terrasse	1

## Energy Performance Certificate

---

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

## Lage

---

Verkehrsanbindung Nähe	Straßenbahn > Hietzing U4 Lainzer Platz, Wambacher
---------------------------	---

