

# exclusive equipped apartment - 3 bedrooms

📍 1130 Wien, Proximity: Jagdschloßgasse, Hörndlwald

€ 1.809,22/month



## About Property

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This beautiful and exclusiv equipped apartment is situated in green and calm location.

### LOCATION

Due to its site infrastructure is perfect: 3 small centers offer a variety of supermarkets, shops, restaurants, banks, pharmacy shops, schools, kindergarden, hospital etc. The bus or tram (54B, 55B, 62) connect to the shops and the rest of the public transport sytsem/ city center.

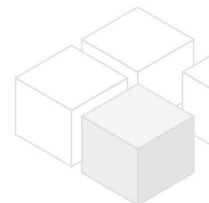
### PROPERTY

The apartment itself has following rooms:

- .entree
- .ca 32m2 living dining room with balcony
- .open kitchen
- .2 bedrooms
- .third bedroom with balcony
- .bathroom with tub and toilet
- .second bathroom with shower + guest toilet.

### equipment:

- .wooden and tiled floors
- .2 balconies (19,77m<sup>2</sup>)
- .basment storage
- .sat-tv
- .outside blinds
- .elevator
- .common garden with playground.
- .open air parking: e 66.61 per month



### COSTS

rent: general maintenance costs and VAT included

deposit: 4.5 gross rents

fee for setting up the contract: € 600.00

## General

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Propertynumber	5165
Property type	Wohnung

## Costs

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net rent	€ 1.441,52
gross rent	€ 1585.67
operating cost	€ 223.55
total rent	€ 1.809,22

## Keyfacts

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living area	89.53m <sup>2</sup>
Nutzfläche	109.3m <sup>2</sup>
Grundfläche	6600m <sup>2</sup>
rooms	4
bedroom	3
bath	2
WC	2
Property age	Neubau
condition	sehr gut
Available from	sofort
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)	42
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## Lage

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Verkehrsanbindung	54B, 55B, 62
Nähe	Jagdschloßgasse, Hörndlwald