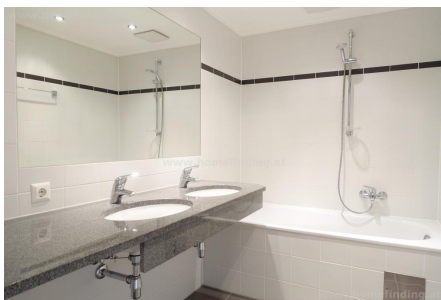


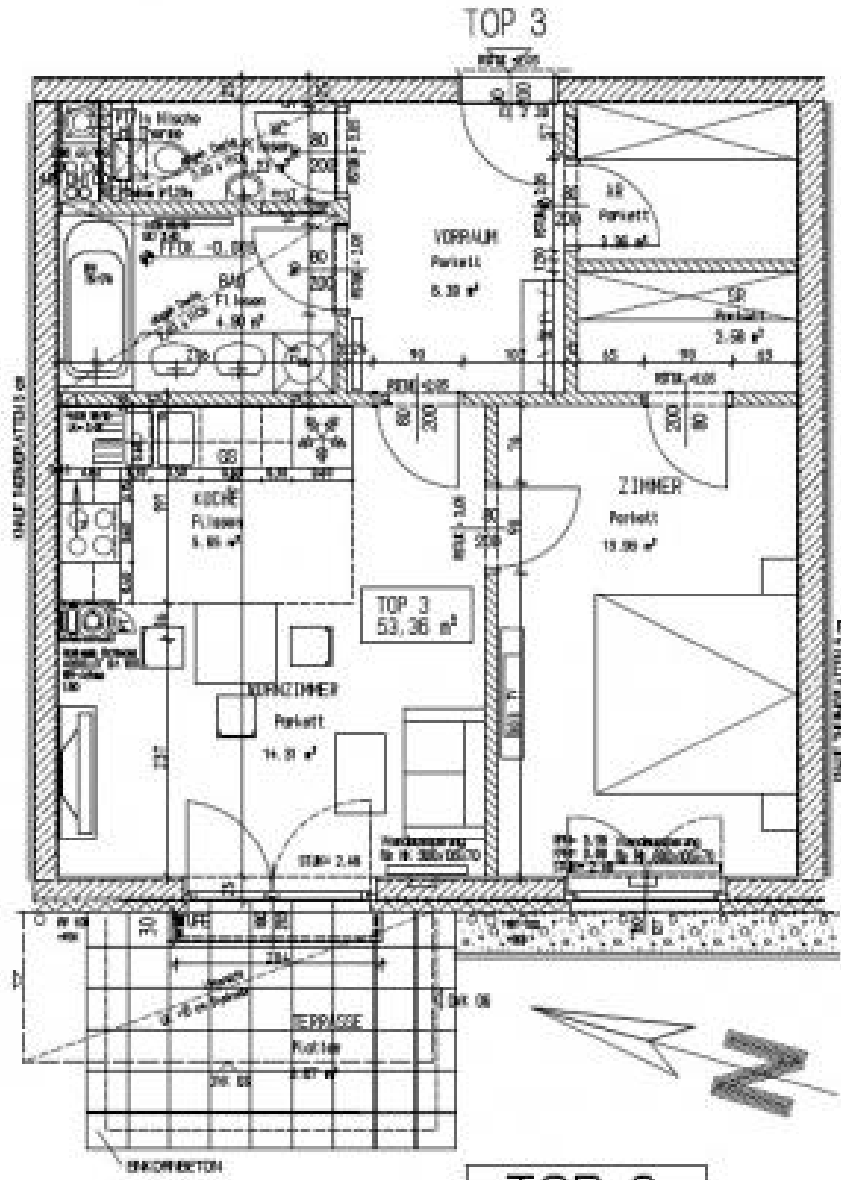
# nice 2 rooms with balcony in green neighbourhood

📍 1130 Wien, Proximity: Jagdschloßgasse, Hörndlwald

€ 1.053,48/month



## Plans



TOP 3  
53,36 m<sup>2</sup>  
www.homefinding.at

## 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 systsem/ city center.

### POERPTERY

The apartment itself has following rooms:

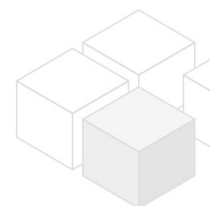
- .entree
- .ca 20m<sup>2</sup> living dining room with open kitchen and terrace
- .13m<sup>2</sup> bedroom with walk in closet
- .bathroom with tub
- .separate toilet
- .ca 3m<sup>2</sup> storage room.

### equipment:

- .wooden and tiled floors
- .terrace (8.67m<sup>2</sup>)
- .basment storage
- .sat-tv, outside blinds, elevator, common garden.
- .in house garage: € 133.86/ month
- .open air parking: € 66,61/ 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	5176
Property type	Wohnung

## Costs

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net rent	€ 836,58
gross rent	€ 920.24
operating cost	€ 133.24
total rent	€ 1.053,48

## Keyfacts

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living area	53.36m <sup>2</sup>
Nutzfläche	62.03m <sup>2</sup>

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Grundfläche	6600m <sup>2</sup>
rooms	2
bedroom	1
bath	1
WC	1
Property age	Neubau
condition	sehr gut
Available from	1.3.2025
Contract type	befristet

## Furnishing

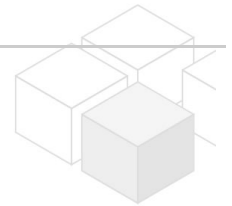
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type of heating	Etagenheizung
Flooring	Parkettboden
parking	Garage
kitchen	ja
Terrasse	1
elevator	ja
Satellitenfernsehen	ja

## Energy Performance Certificate

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HWB (kwh/m <sup>2</sup> /Jahr)	49
HWB Energieklasse	B
fGEE	1.07



## Lage

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