

close to Rochusmarkt: great 2 bedroom apartment

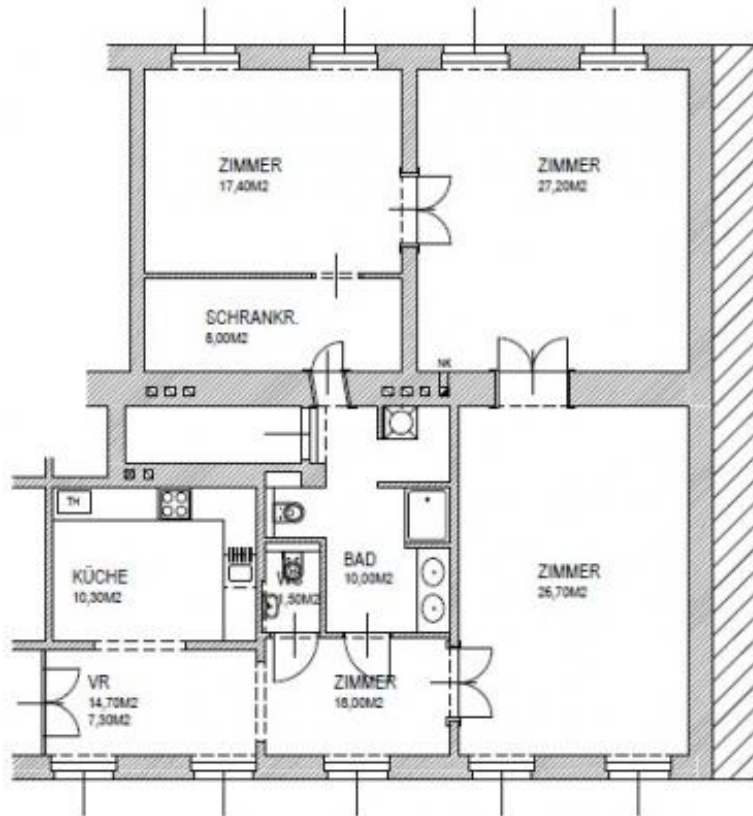


📍 1030 Wien, Proximity: Beatrixgasse, Neulinggasse

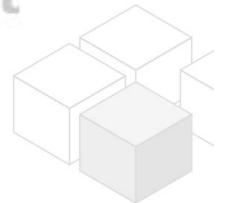
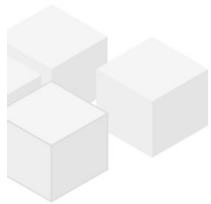
€ 1.638,-/month



Plans



WOHNUNG 135,60M² www.homefinding.at



About Property

This beautiful refurbished apartment is situated on the second floor of an old style building close to Stadtpark.

LOCATION

Due to its location it has very good infrastructure nearby: shops, restaurants, supermarkets can be reached by a short walk or by public transport (O, U3, 4A, 74, U4).

PROPERTY

The apartment has following rooms:

- .entree
- .partly open kitchen
- .ca 26m² living dining room
- .2 bedrooms (17m², 27m²)
- .walk in closet
- .bathroom with shower + toilet
- .separate toilet.

equipment:

- .wooden and tiled floors.

COSTS

rent: VAT and general maintenance costs included

deposit: 3 gross rents

General

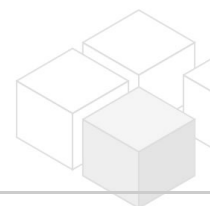
Propertynumber	5388
Property type	Wohnung

Costs

net rent	€ 1.280,-
gross rent	€ 1408
operating cost	€ 230
total rent	€ 1.638,-

Keyfacts

living area	115.6m ²
rooms	3
bedroom	2
bath	1
WC	2
Property age	Altbau



condition	sehr gut
Available from	Sept/Oktober 2024
Contract type	befristet

Furnishing

type of heating	Etagenheizung
Flooring	Parkettboden
parking	Freiplatz
kitchen	ja

Energy Performance Certificate

HWB (kwh/m ² /Jahr)	122.31
HWB Energieklasse	D

Lage

Verkehrsanbindung Nähe	O, U3, 4A, 74, U4 Beatrixgasse, Neulinggasse
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