

close to Rochusmarkt: great 3 room apartment

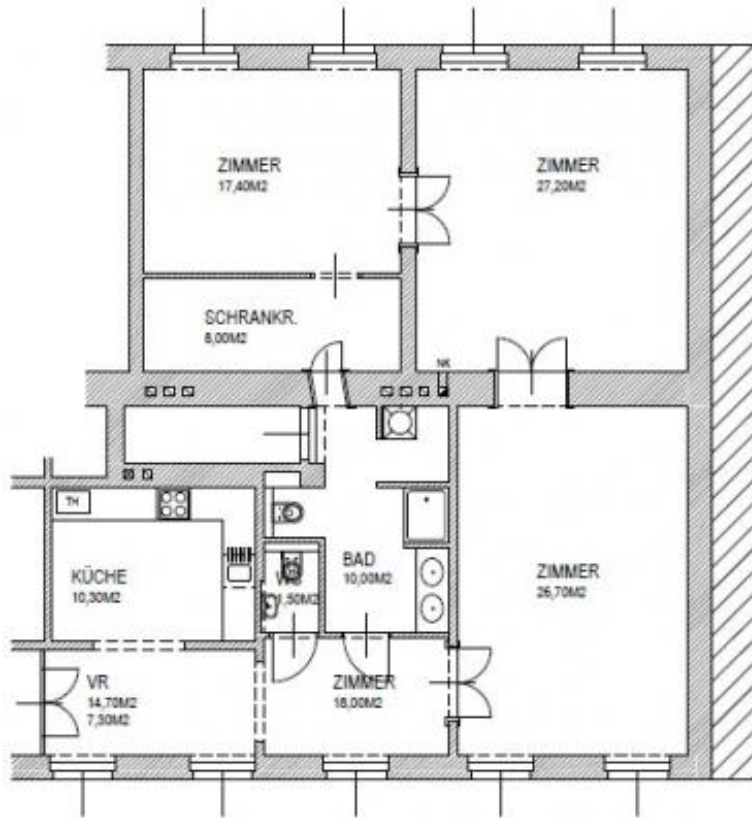


📍 1030 Wien, Proximity: Beatrixgasse, Neulinggasse

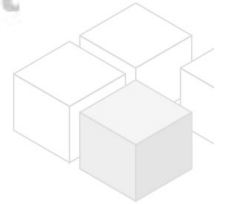
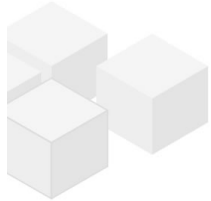
€ 1.700,-/month



Plans



WOHNUNG 135,60 M² www.homefinding.at



About Property

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

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
- .1-2 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

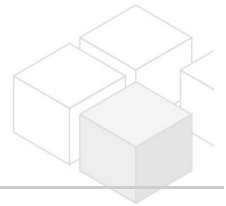
| | |
|----------------|---------|
| Propertynumber | 5388 |
| Property type | Wohnung |

Costs

| | |
|------------|------------|
| net rent | € 1.545,45 |
| gross rent | € 1700 |
| total rent | € 1.700,- |

Keyfacts

| | |
|--------------|---------------------|
| living area | 115.6m ² |
| rooms | 3 |
| bedroom | 2 |
| bath | 1 |
| WC | 2 |
| Property age | Altbau |
| condition | sehr gut |



| | |
|----------------|------------|
| Available from | 15.02.2025 |
| 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 | O, U3, 4A, 74, U4 |
| Nähe | Beatrixgasse, Neulinggasse |

