

# close to Rochusmarkt: great 3 room apartment

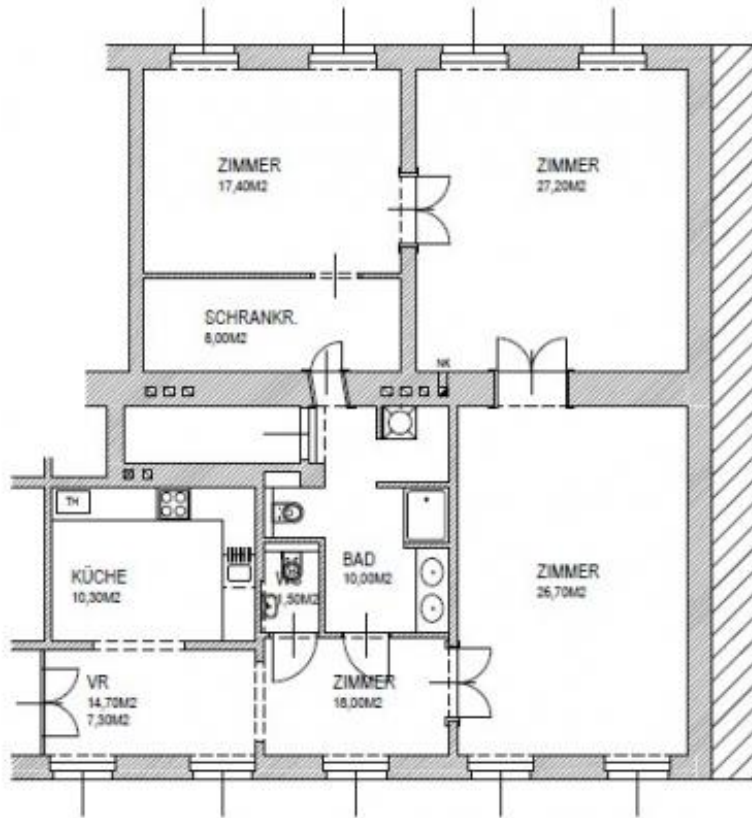


📍 1030 Wien, Proximity: Beatrixgasse, Neulinggasse

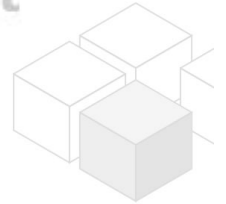
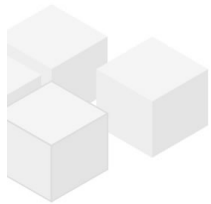
€ 1.870,-/month



## Plans



WOHNUNG CA 135,00 M<sup>2</sup> [www.homefinding.at](http://www.homefinding.at)



## About Property

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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 26m<sup>2</sup> living dining room
- .1-2 bedrooms (17m<sup>2</sup>, 27m<sup>2</sup>)
- .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

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

## Costs

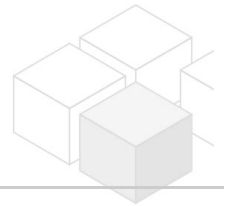
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|            |           |
|------------|-----------|
| net rent   | € 1.700,- |
| gross rent | € 1870    |
| total rent | € 1.870,- |

## Keyfacts

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



|                |               |
|----------------|---------------|
| Available from | Nov/ Dez 2024 |
| Contract type  | befristet     |

## Furnishing

|                 |               |
|-----------------|---------------|
| type of heating | Etagenheizung |
| Flooring        | Parkettboden  |
| parking         | Freiplatz     |
| kitchen         | ja            |

## Energy Performance Certificate

|                                |        |
|--------------------------------|--------|
| HWB (kwh/m <sup>2</sup> /Jahr) | 122.31 |
| HWB Energieklasse              | D      |

## Lage

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

