

# close to Rochusmarkt: great 2 bedroom apartment

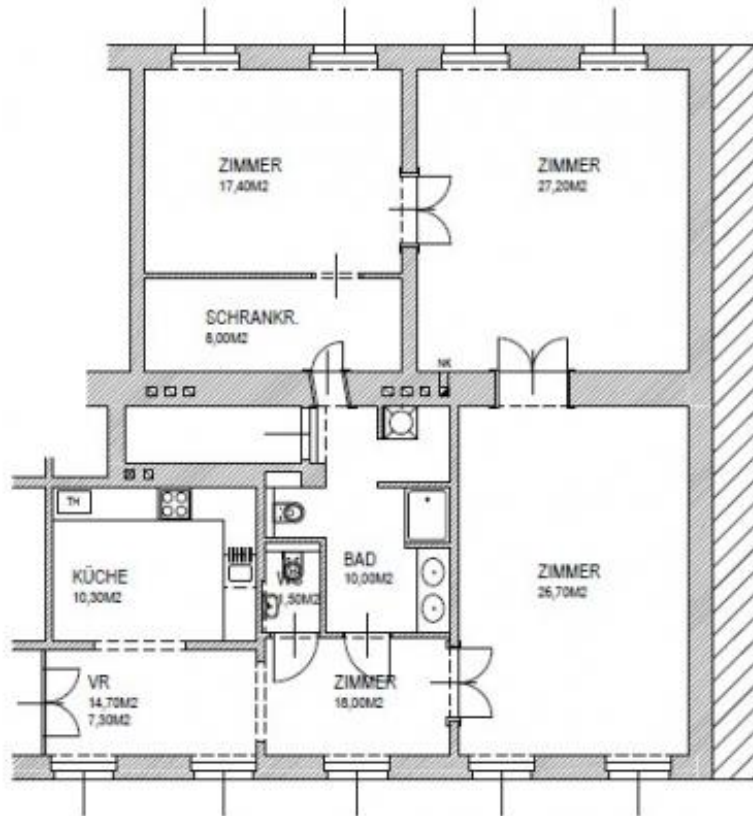


📍 1030 Wien, Proximity: Beatrixgasse, Neulinggasse

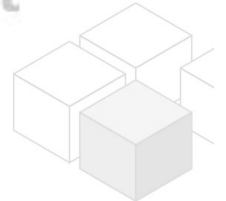
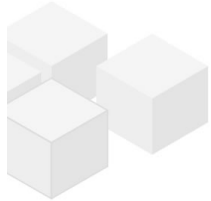
€ 1.638,-/month



## Plans



WOHNUNG 135,60M<sup>2</sup> [www.homefinding.at](http://www.homefinding.at)



## About Property

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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 26m<sup>2</sup> living dining room
- .2 bedrooms (17m<sup>2</sup>, 27m<sup>2</sup>)
- .walk in closet
- .bathroom with shower + toilet
- .separate toilet.

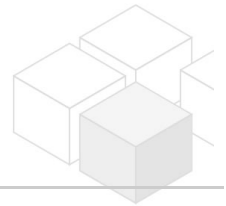
equipment:

- .wooden and tiled floors.

### COSTS

rent: VAT and general maintenance costs included

deposit: 3 gross rents



## General

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Property number	5388
Property type	Wohnung

## Costs

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

## Keyfacts

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living area	115.6m <sup>2</sup>
rooms	3
bedroom	2
bath	1
WC	2
Property age	Altbau

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

## Furnishing

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type of heating	Etagenheizung
Flooring	Parkettboden
parking	Freiplatz
kitchen	ja

## Energy Performance Certificate

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

## Lage

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