

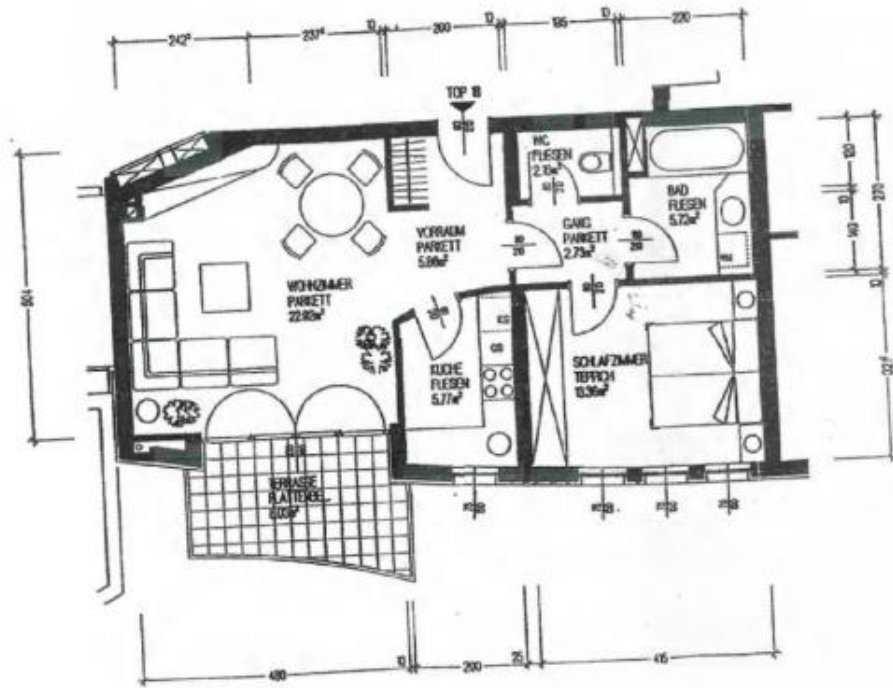
Great 2 rooms with balcony close to Hügelpark

📍 1130 Wien, Proximity: Larohegasse, Hügelpark

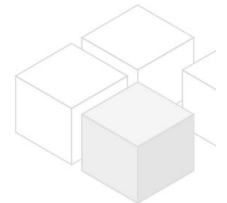
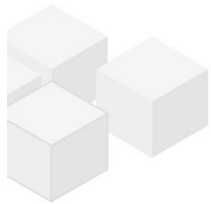
€ 1.390,-/month



Plans



www.homefinding.at



About Property

This very nice apartment is situated on 2nd floor of a modern building in green and silent neighbourhood of 13th district.

LOCATION

The area offers very good infrastructure nearby: shops, restaurants, supermarkets etc can be reached by a short walk or by tram

PUBLIC TRANSPORT

10,60,U4

PROPERTY

The apartment features on 60m² living space following rooms:

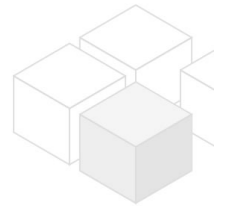
- .entree
- .living dining room with west sided balcony
- .kitchen
- .bedroom
- .bathroom with tub
- .separate toilet.

EQUIPMENT

- .wooden and marble floors
- .alarm system
- .basement storage
- .SAT-TV

COSTS

rent: general maintenance costs and VAT included
Additional monthly costs: € 130,00 for heating
deposit: € 4500,00



General

Property number	5650
Property type	Wohnung

Costs

net rent	€ 1.123,64
gross rent	€ 1236
operating cost	€ 154
total rent	€ 1.390,-

Keyfacts

living area	60m ²
rooms	2

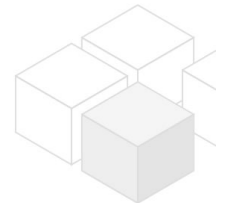
bedroom	1
bath	1
WC	1
Property age	Neubau
condition	sehr gut
Available from	1.12.2024
Contract type	befristet

Furnishing

type of heating	Zentralheizung
Flooring	Parkettboden
parking	Garage
kitchen	ja
balcony	ja
elevator	ja
Satellitenfernsehen	ja

Energy Performance Certificate

HWB (kwh/m ² /Jahr)	59
HWB Energieklasse	C
Gültig bis	28.01.2020



Lage

Verkehrsanbindung	10, 60, U4
Nähe	Larohegasse, Hügelpark