

# close to Praterstraße: modern 3 rooms with loggia with great view

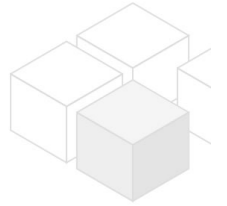
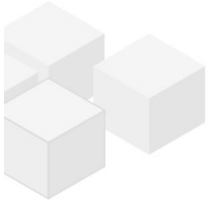


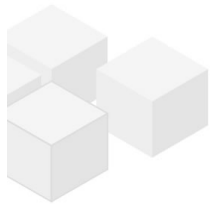
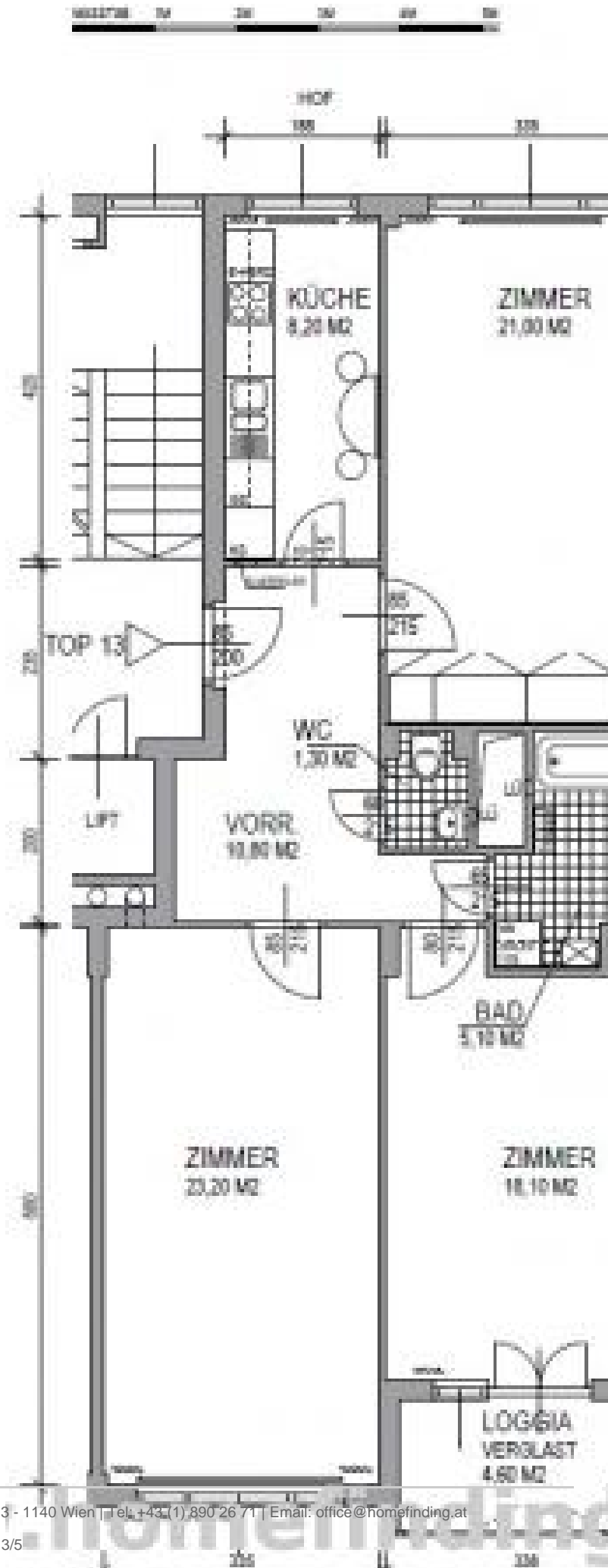
📍 1020 Wien, Proximity: Prater

€ 1.799,80/month



## Plans





## About Property

This nice bright apartment is situated on the 6th floor of a modern building (isolated in 2009) next to Prater/ Praterstraße.

### LOCATION

The location is very good: shops, restaurants, supermarkets, big park and public transport (U1, U2, 5, 21, 0, fast train) can be found around the corner.

The apartment itself has following rooms:

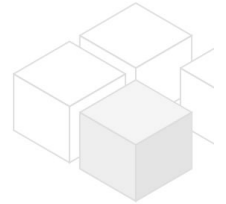
- .entrance room
- .living dining room
- .kitchen with window
- .bedroom with 4.30m<sup>2</sup> loggia
- .second bedroom - facing a calm yard
- .bathroom with tub + bidet
- .separate toilet

equipment:

- .wooden and tiled floors
- .2.55 meter high ceilings
- .loggia with sun blind
- .basement storage.
- .common heating

### CIOSTS

rent: general maintenance cost and VAT included  
additional monthly costs: for heating € 82,60/ month  
deposit: € 7500,00



## General

Property number	578
Property type	Wohnung

## Costs

net rent	€ 1.538,-
gross rent	€ 1691.8
outher operating costs	€ 108
total rent	€ 1.799,80

## Keyfacts

living area	87.7m <sup>2</sup>
Nutzfläche	92m <sup>2</sup>
rooms	3
bedroom	2

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bath	1
WC	1
Property age	Neubau
condition	sehr gut
Available from	April 2025
Contract type	befristet

## Furnishing

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type of heating	Zentralheizung
furnished	ja
Flooring	Parkettboden
parking	--
kitchen	ja
Loggia	1
elevator	ja
Kabelfernsehen	ja

## Energy Performance Certificate

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HWB (kwh/m <sup>2</sup> /Jahr)	37
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## Lage

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Verkehrsanbindung	U1, U2, 5, O, 80A, S1, S2, S3, S7
Nähe	Prater

