

# sunny house close to Alte Donau - 4 bedrooms

📍 1220 Wien, Proximity: Benatzkygasse, Alte Donau

€ 3.700,-/month



## Plans



## About Property

Nice house close to Alte Donau on calm and peaceful neighbourhood. Shops, restaurants, supermarkets and U1 can be reached by car.

The house has following rooms:

ground floor: entree, living dining room with terrace, kitchen, toilet.

first floor: hallway, 2 bedrooms with walk in closet, bathroom, toilet.

basement: hallway, 2 bedrooms, bathroom

equipment:

wooden and tiled floors, balcony, terrace

### COSTS

rent: general maintenance costs and VAT included

deposit: 3 gross rents

## General

Property number 5999

Property type Haus

## Costs

net rent € 3.163,64

gross rent € 3480

operating cost € 220

total rent € 3.700,-

## Keyfacts

living area 170m<sup>2</sup>

Grundfläche 500m<sup>2</sup>

rooms 5

bedroom 4

bath 2

WC 2

Property age Neubau

condition sehr gut

Available from Herbst 2025

Contract type befristet

## Furnishing

type of heating Etagenheizung

Flooring	Parkettboden
parking	--
kitchen	ja
balcony	ja
Terrasse	1

## Energy Performance Certificate

HWB (kwh/m <sup>2</sup> /Jahr)	176.8
HWB Energieklasse	E

## Lage

Verkehrsanbindung	93a, 25
Nähe	Benatzkygasse, Alte Donau

