

# nice furnished 3 rooms close to Mariahilfer Straße

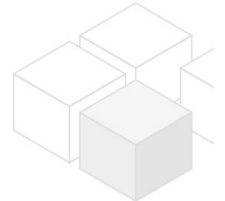
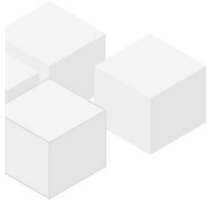
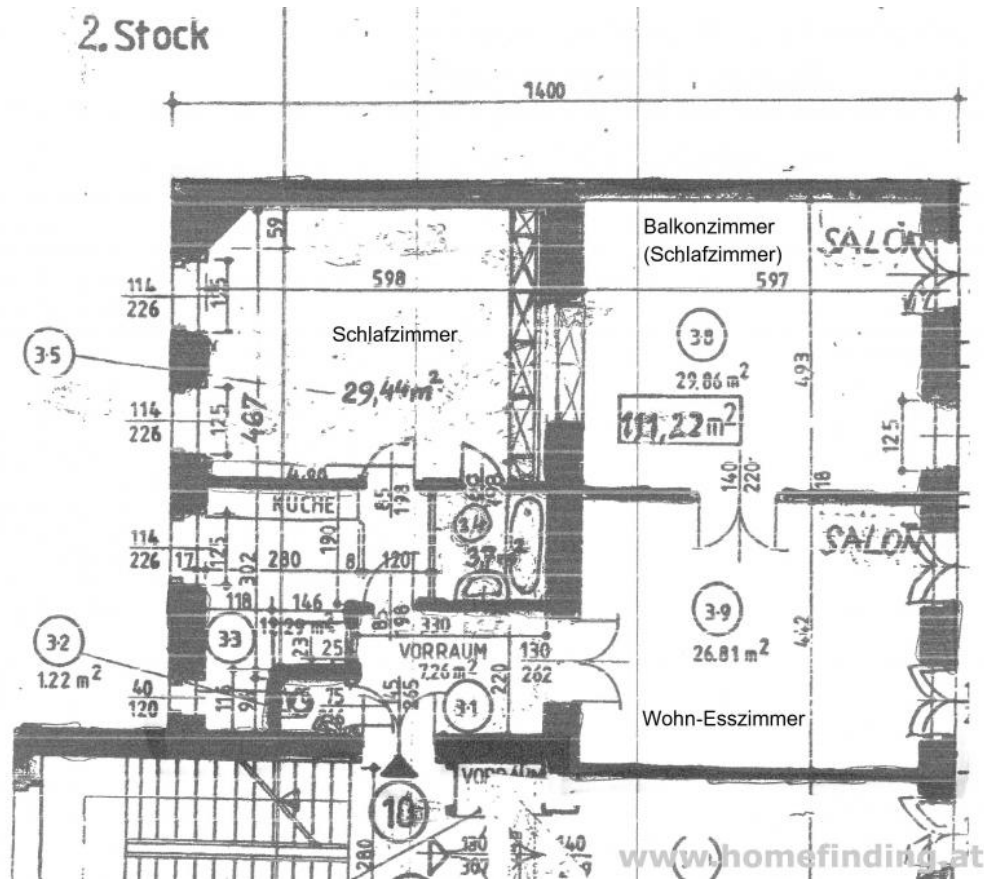


📍 1060 Wien, Proximity: Mariahilfer Straße

€ 2.400,-/month



Plans



## About Property

Very nice furnished apartment in an old Viennese building from 1899. The location in a calm road close to Mariahilfer guarantees a very good access to daily shopping facilities, restaurants, supermarkets, etc. "Naschmarkt" is nearby and the opera house can be reached by a 7 minutes walk. The public lines U2, U3 and U4 connect fast to other districts. The apartment itself has following rooms:

entree, living-dining room, kitchen with dining area, second living room with balcony or second bedroom, master bedroom with bathroom (tub), toilet,

equipment: wooden and tiled floors. A weekly cleaning and laundry service can be booked separately. In house garage can be rent separately (€ 200 per month)

rent: general maintenance cost and VAT included

deposit: 3 gross rents

## General

Property number	786
Property type	Wohnung

## Costs

total rent	€ 2.400,-
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## Keyfacts

living area	108.8m <sup>2</sup>
rooms	3
bedroom	2
bath	1
WC	1
Property age	Altbau
condition	sehr gut
Available from	1.1.2025
Contract type	befristet

## Furnishing

type of heating	Etagenheizung
furnished	ja
Flooring	Parkettboden
parking	Garage
kitchen	ja

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Washing machine	ja
balcony	ja
elevator	ja

## Energy Performance Certificate

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HWB (kwh/m <sup>2</sup> /Jahr)	111.20
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## Lage

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Verkehrsanbindung	U2, U3, U4
Nähe	Mariahilfer Straße

