

# great 3 rooms at Lainz

📍 1130 Wien, Proximity: Lainzer Platz, Wambacher

€ 1.318,74/month



## Plans



## About Property

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The apartment is located next to Lainzer Platz and has great infrastructure nearby.

### LOCATION

supermarkets, bakery shop, banks, restaurants, Bipa, DM, police office, schools, kindergarden can be found around the corner. The tram 60 connects to U4 Kennedybrücke/ Schloß Schönbrunn.

### PROPERTY

The apartment itself shows following rooms:

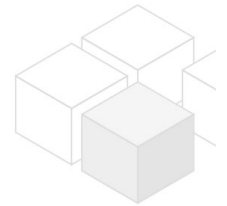
- .entree
- .ca 29m<sup>2</sup> living dining room
- .open kitchen
- .2 bedrooms
- .bathroom (tub)
- .separate toilet

### equipment:

- .wooden and tiled floors
- .basement
- .blinds
- .in house garage possible € 174,90/ month.

### COSTS

- rent: general maintenance costs and VAT included
- deposit: 4,5 gross rents
- fee for setting-up the contract: € 600,00



## General

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Propertynumber	9303
Property type	Wohnung

## Costs

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net rent	€ 1.037,19
gross rent	€ 1140.91
operating cost	€ 177.83
total rent	€ 1.318,74

## Keyfacts

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living area	71.53m <sup>2</sup>
rooms	3
bedroom	2
bath	1
WC	1

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Property age	Neubau
condition	sehr gut
Available from	sofort
Contract type	befristet

## Furnishing

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

## Energy Performance Certificate

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HWB Energieklasse	B
fGEE Energieklasse	A

## Lage

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Verkehrsanbindung Nähe	60 Lainzer Platz, Wambacher
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