

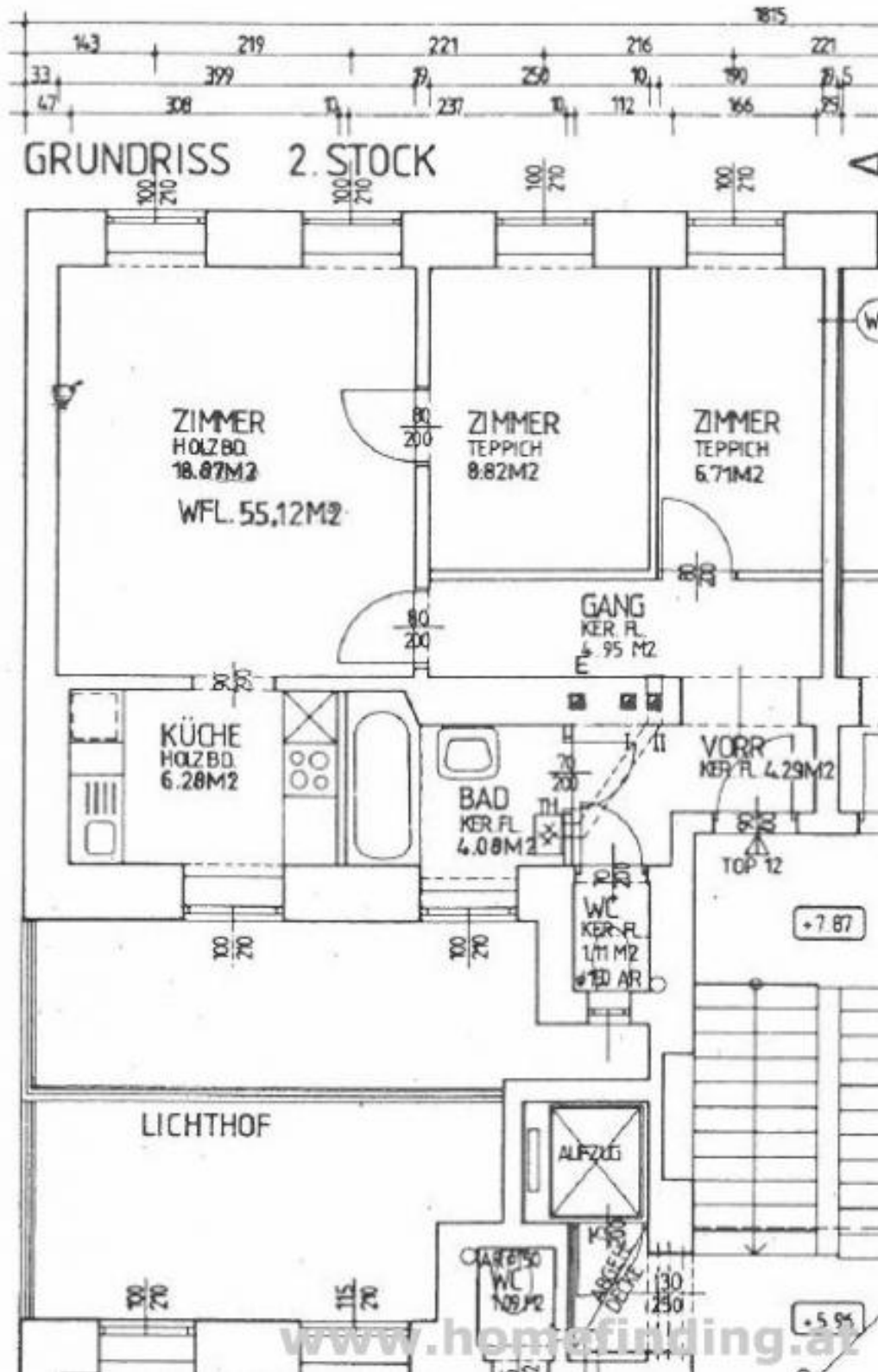
## 3 rooms facing a calm yard

📍 1160 Wien, Proximity: Lugner City, Gablenzgasse, Auf der Schmelz

€ 695,-/month



## Plans



## About Property

---

Nice 3 rooms close to Lugner City/ Schmelz.

### PROPERTY

The apartment faces a calm yard, is situated on second floor (with elevator) and has following rooms:

- .entree
- .living dining room
- .partly open kitchen with window
- .2 small bedrooms
- .bathroom (tub, toilet, window)

### Equipment:

- .wooden and tiled floors
- .elevator
- .basement storage

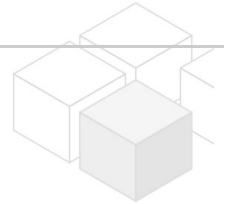
### COSTS

rent: general maintenance costs included, VAT-free  
deposit: 3 gross rents

## General

---

Property number	9364
Property type	Wohnung



## Costs

---

total rent	€ 695,-
------------	---------

## Keyfacts

---

living area	55.12m <sup>2</sup>
rooms	3
bedroom	2
bath	1
WC	1
Property age	Altbau
condition	sehr gut
Available from	nV/ spätestens 1.2.2025
Contract type	befristet

## Furnishing

---

type of heating	Etagenheizung
-----------------	---------------

---

Flooring	Parkettboden
parking	--
kitchen	ja
elevator	ja

## Energy Performance Certificate

---

HWB (kwh/m <sup>2</sup> /Jahr)	62.89
HWB Energieklasse	C

## Lage

---

Verkehrsanbindung	9, 48A, U6 (Burggasse)
Nähe	Lugner City, Gablenzgasse, Auf der Schmelz

