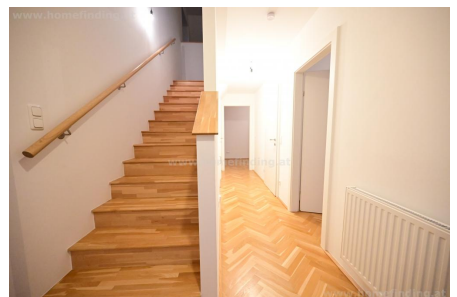


duplex apartment with balcony, 2 bedrooms: for singles or couples

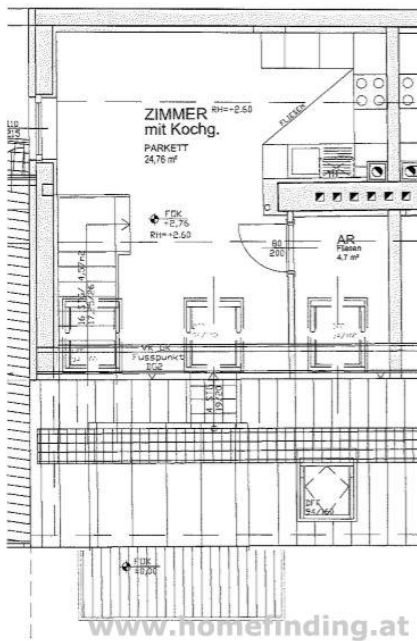
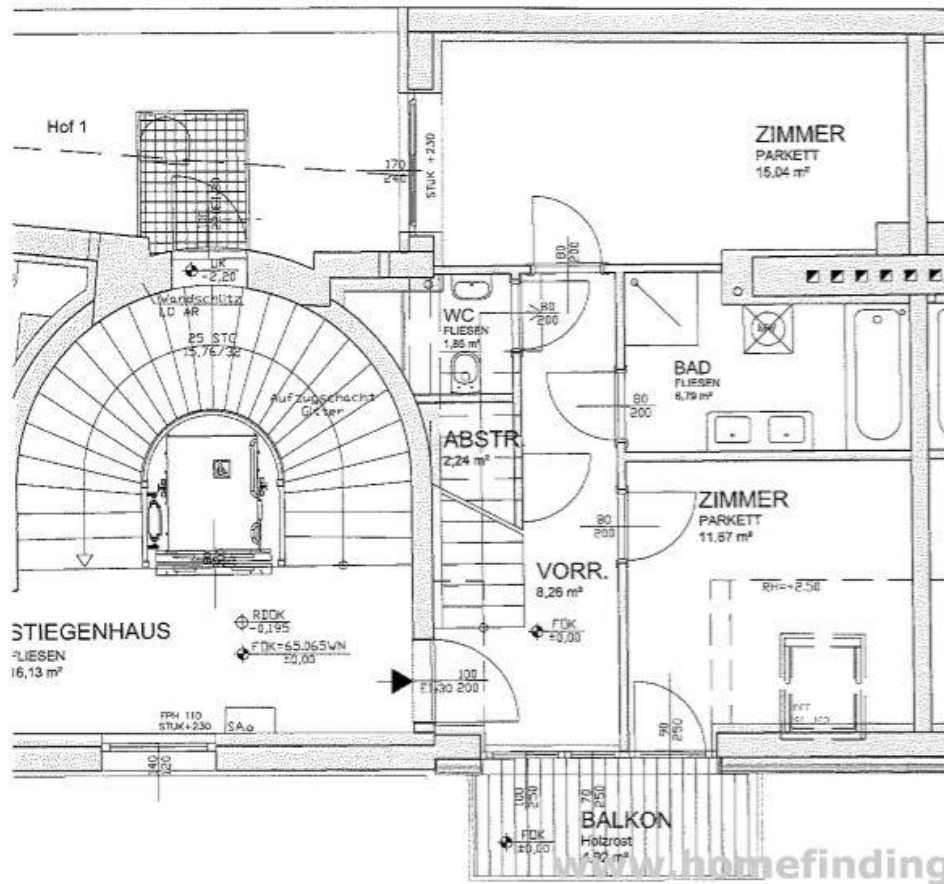


📍 1070 Wien, Proximity: Schottenfeldgasse, Westbahnstraße

€ 1.433,73/month



Plans



About Property

Beautiful top floor apartment with balcony near Kaiserstrasse.

LOCATION

This beautiful maisonette apartment is centrally located in the 7th district near Mariahilfer Strasse: shops for daily needs, shopping facilities, supermarkets, restaurants etc. are easily accessible either on foot or by public transport (U6, 5, 49).

PROPERTY

The apartment itself offers the following rooms:

>Level 1:

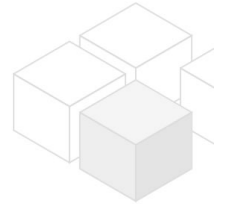
- .Entree with balcony
- .2 bedrooms - one with access to balcony
- .bathroom (bath + shower)
- .separate toilet
- .storage room

>Level 2:

- .Hallway
- .Living dining room with open kitchen
- .Storage room

EQUIPMENT

- .Wooden and tiled floors
- .Balcony (approx. 4.92m²)
- .Air conditioning
- .Cellar compartment



COSTS

rent: general maintenance costs, elevator and VAT included

deposit: 4 gross rents

General

Property number	9567
Property type	Wohnung

Costs

net rent	€ 1.111,04
gross rent	€ 1222.14
operating cost	€ 211.59
total rent	€ 1.433,73

Keyfacts

living area	69.44m ²
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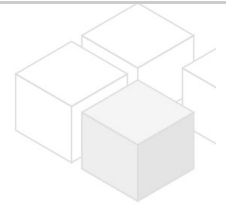
rooms	3
bedroom	2
bath	1
WC	1
Property age	Altbau
condition	sehr gut
Available from	sofort
Contract type	unbefristet

Furnishing

type of heating	Etagenheizung
Flooring	Parkettboden
parking	--
kitchen	ja
Klimaanlage	ja
balcony	ja
elevator	ja

Energy Performance Certificate

HWB (kwh/m ² /Jahr)	146.3
HWB Energieklasse	D



Lage

Verkehrsanbindung	U6, 5, 49
Nähe	Schottenfeldgasse, Westbahnstraße