

1070 Wien | Wohnung | Objektnummer: 2449

# Beautiful and light 3 room apartment, 83m<sup>2</sup> + balcony, perfect infrastructure, partially furnished



Ihr Ansprechpartner

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## Beautiful and light 3 room apartment, 83m<sup>2</sup> + balcony, perfect infrastructure, partially furnished



### Lage

The building is situated close to the Siebensternpark in a side street of Kandlgasse with very little traffic.

### Beschreibung

The 3 room apartment (2 rooms can be accessed separately) with an area of 83m<sup>2</sup> is located on the 3<sup>rd</sup> floor (elevator available). The apartment and the **5,51m<sup>2</sup> balcony** are west side orientated towards the quiet courtyard. A cellar compartment (ca.1-2m<sup>2</sup>) is included. The ground floor plan of the modern apartment is very good and it is available for a **limited period of 4 years (with the possibility of prolongation afterwards)**.

### FLOOR PLAN

From the tiled hall, the 36m<sup>2</sup> open kitchen/living room with an entrance to the balcony orientated towards the courtyard, can be accessed. The open kitchen/living room is connected to a hallway from which all other rooms can be accessed separately: 2 rooms, storage room, bathroom and separated toilet.

The 10m<sup>2</sup> room has a small window und is currently used as a dressing room. The 13m<sup>2</sup> room is east side orientated towards the street.

### EQUIPMENT FEATURES

The apartment is in a really good state. The building was constructed in 2010 and is equipped to a high quality standard.

Parquet floor

bathroom: floor level shower, sink, access for washing machine, no window, separated toilet  
kitchen: dishwasher, oven, fume hood, ceramic hob, fridge, freezer, microwave, sink, wall units

The apartment will be rented out partially furnished (see photos):

entrance room: mirror, shoe cupboard, wardrobe  
living room: dining table, chairs, couch, couch table, tv cupboard  
bedroom: bed frame, wardrobe

Furniture rental pricing is on basis of negotiation.

### **PUBLIC TRANSPORTATION**

Due to its central location the apartment has a very good connection to public transportation.  
The stop "Burggasse/Zieglergasse" of the **bus line 48A** is only one walking minute away.

The closest tram station is "Westbahnhof/Zieglergasse" of the **tram line 49** which can be reached by foot in about 3 minutes. In only **16 minutes** the **city center of Vienna** (Stephansplatz) can be reached with public transportation.

### **INFRASTRUCTURE**

Die apartment is located in an area with an excellent infrastructure. Numerous supermarkets (Spar, Billa, Hofer,...), cafés and restaurants for daily needs are situated in walking distance.

Hinweis gemäß Energieausweisvorlagegesetz: Ein Energieausweis wurde vom Eigentümer bzw. Verkäufer, nach unserer Aufklärung über die ab 1.12.2012 geltende generelle Vorlagepflicht, sowie Aufforderung zu seiner Erstellung noch nicht vorgelegt. Daher gilt zumindest eine dem Alter und der Art des Gebäudes entsprechende Gesamtenergieeffizienz als vereinbart. Wir übernehmen keinerlei Gewähr oder Haftung für die tatsächliche Energieeffizienz der angebotenen Immobilie.

### **Sonstige Angaben**

An elevator as well as a bicycle storage room are situated inside the building.  
A garage parking space can be rented for 130€/month.

The apartment is currently still rented out, apartment viewings need to be clarified beforehand.  
In case you are interested in apartment viewing please provide following information: **name, telephone number, email address, occupation** (in case you are a student, please provide information about the warrantor aswell).

## Eckdaten

Wohnfläche:	ca. 83 m <sup>2</sup>
Kellerfläche:	ca. 2 m <sup>2</sup>
Balkonfläche:	ca. 5,51 m <sup>2</sup>
Etage:	3. Etage / 3.Liftstock
Zimmer:	3
Bäder:	1
WCs:	1
Abstellräume:	1
Balkone:	1
Stellplätze:	1
Nutzungsart:	Wohnen
Beziehbar:	sofort
Mietdauer:	4 Jahre
Mobiliar:	möbliert
Lagebewertung:	sehr gut
Bauart:	Neubau
Baujahr:	2010

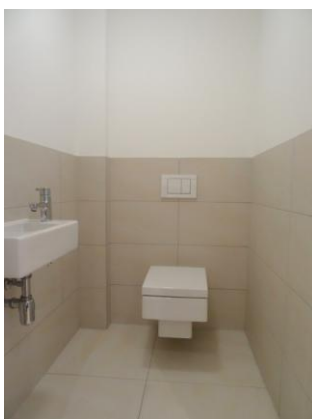
## Preisinformationen

Gesamtmiete: auf Anfrage

## Ausstattung

Fliesen, Parkett, Wohnküche / offene Küche, Personenaufzug, Westbalkon / -terrasse, Dusche, Garage, Toilette

## Weitere Fotos



# Plan

