

Bright 2-Room Flat next to U1



Objektnummer: 1990/48

Eine Immobilie von Vienna Housing Service

Zahlen, Daten, Fakten

Art:	Wohnung - Etage
Land:	Österreich
PLZ/Ort:	1100 Wien
Baujahr:	1955
Zustand:	Gepflegt
Möbliert:	Voll
Alter:	Neubau
Wohnfläche:	52,00 m ²
Zimmer:	2
Bäder:	1
WC:	1
Gesamtmiete	795,00 €
Kaltmiete (netto)	660,00 €
Kaltmiete	795,00 €
Betriebskosten:	135,00 €
Provisionsangabe:	

Gemäß Erstauftraggeberprinzip bezahlt der Abgeber die Provision.

Ihr Ansprechpartner



Mag. Marc Slomovits

Vienna Housing Service
Negerlegasse 2
1020 Wien

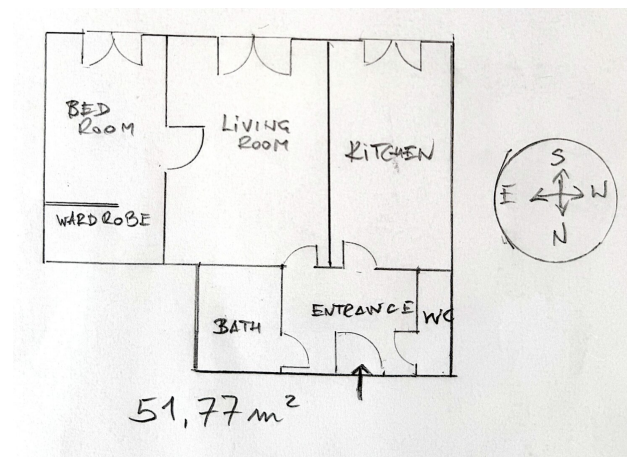
T 06648328757
H 06648328757

Gerne stehe ich Ihnen
Verfügung.

termin zur



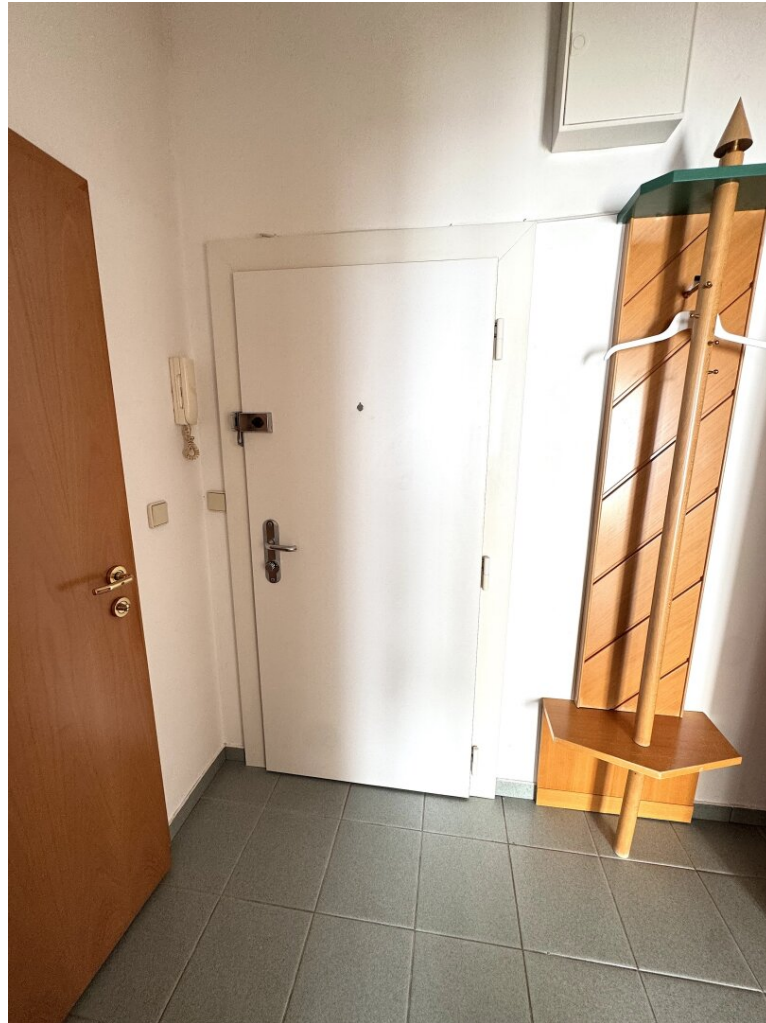












Objektbeschreibung

This **practically designed two-room apartment** is located on the **5th floor with elevator** of a well-maintained residential building on **Raaber-Bahn-Gasse** and offers approximately **52 m²** of living space. The **U1 Keplerplatz** metro station is right outside the building, providing quick access to the city center in just a few minutes. The **Vienna International Centre (VIC)** can be reached directly by the U1 in about **18 minutes** without changing trains. Shops, restaurants, and cafés are within easy walking distance.

The apartment is fully furnished and ready to move in. It consists of a living room and a bedroom connected to a practical wardrobe area. The kitchen is modern and well equipped, the bathroom features a bathtub, and the toilet is separate.

The apartment is rented with a three-year contract. Electricity and household insurance are not included in the rent and must be paid separately by the tenant. A monthly flat rate of 50 Euro is charged for heating. The total **rent incl. heating is 845 Euro per month**.

This apartment is ideal for anyone looking for a comfortable, furnished home in a central location with direct metro access.

Der Immobilienmakler erklärt, dass er – entgegen dem in der Immobilienwirtschaft üblichen Geschäftsgebrauch des Doppelmaklers – einseitig nur für den Vermieter tätig ist.

Infrastruktur / Entfernungen

Gesundheit

Arzt <500m

Apotheke <500m

Klinik <500m

Krankenhaus <1.500m

Kinder & Schulen

Schule <500m

Kindergarten <500m

Universität <1.500m

Höhere Schule <2.000m

Nahversorgung

Supermarkt <500m

Bäckerei <500m

Einkaufszentrum <500m

Sonstige

Geldautomat <500m

Bank <500m

Post <500m

Polizei <500m

Verkehr

Bus <500m

U-Bahn <500m

Straßenbahn <500m

Bahnhof <500m

Autobahnanschluss <2.000m

Angaben Entfernung Luftlinie / Quelle: OpenStreetMap