

Bright Furnished 3-Room Apartment with Balcony



Objektnummer: 1990/57

Eine Immobilie von Vienna Housing Service

Zahlen, Daten, Fakten

Adresse	Peter-Rosegger-Gasse
Art:	Wohnung - Etage
Land:	Österreich
PLZ/Ort:	2230 Gänserndorf
Baujahr:	1985
Zustand:	Gepflegt
Alter:	Neubau
Wohnfläche:	80,00 m ²
Zimmer:	3
Bäder:	1
WC:	1
Balkone:	1
Gesamtmiete	929,00 €
Kaltemiete (netto)	665,69 €
Kaltemiete	844,55 €
Betriebskosten:	151,24 €
USt.:	84,45 €
Provisionsangabe:	

Gemäß Erstauftraggeberprinzip bezahlt der Abgeber die Provision.

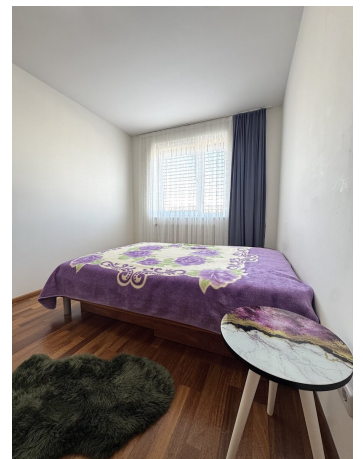
Ihr Ansprechpartner

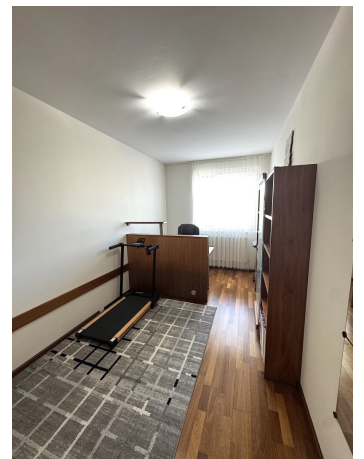


Mag. Marc Slomovits

Vienna Housing Service
Negerlegasse 2

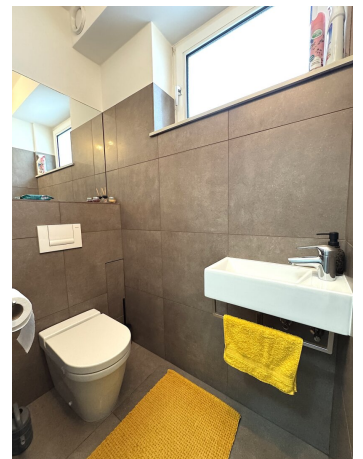


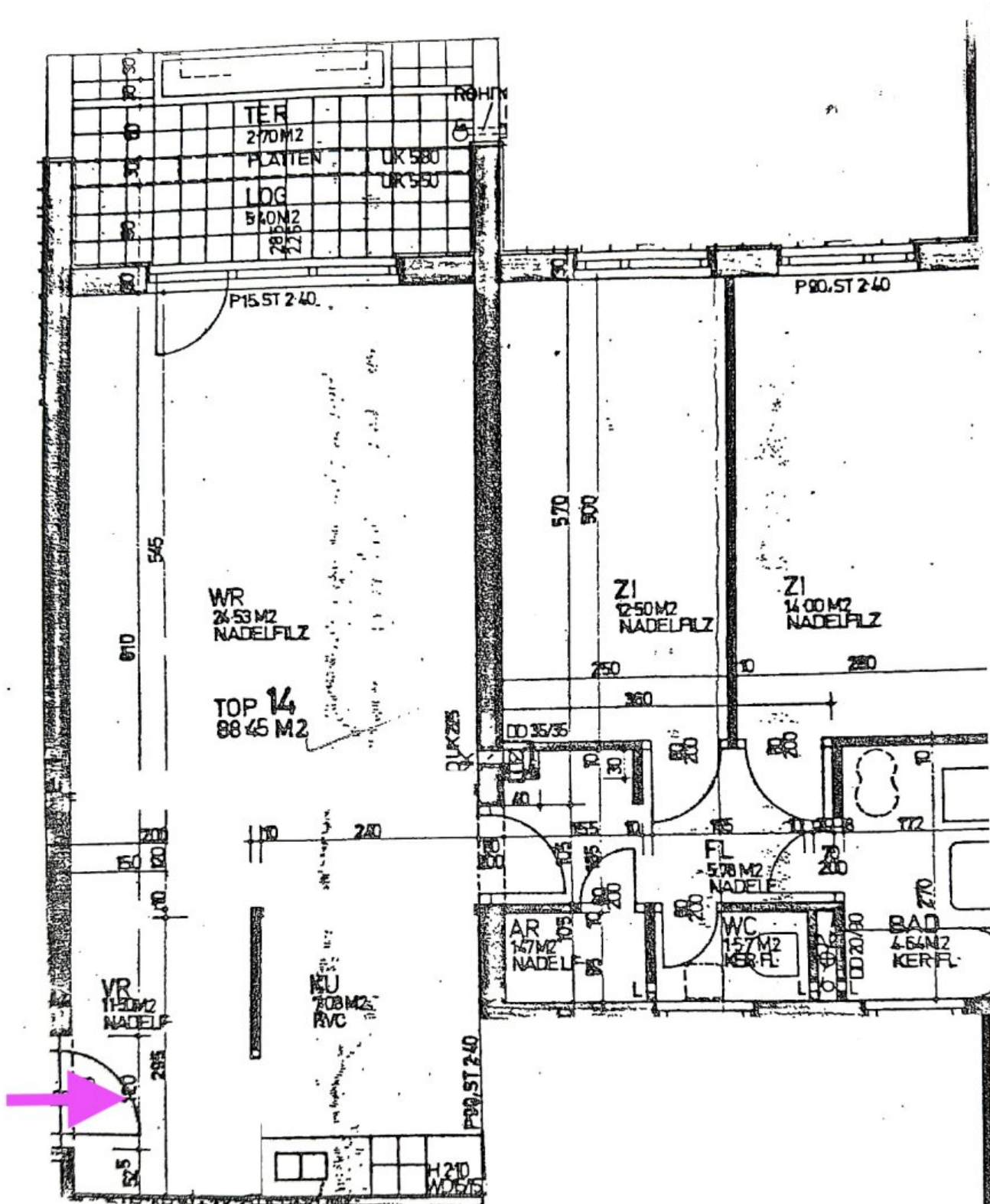












Objektbeschreibung

This bright, recently renovated 3-room apartment is located on the first floor of a well-kept building and offers around **80 m² of living space plus an 8 m² balcony**. It is rented fully furnished and is ready to move in immediately. The **train station is only a two-minute walk away**, which makes the location especially convenient.

The spacious living and dining area forms the centre of the apartment. Large windows provide plenty of natural light, and from the living room you have direct access to the balcony, offering additional outdoor space. The modern kitchen is fully equipped and provides ample storage.

The bedroom offers enough space for a large bed and wardrobes, and another room can be used flexibly as a children's room, home office or guest room. The central hallway connects all rooms and offers extra space for storage or a wardrobe.

The bathroom is modern and fitted with a walk-in shower. The toilet is separate and also has a window. The apartment features parquet and tile flooring and is heated via district heating. A private storage room in the cellar is included, and the rental contract is limited to five years.

Quick and reliable connection to the Vienna International Centre: From the train station just a few steps away, direct trains take you to Wien-Leopoldau, where you can easily change to the U1 subway line. The U1 takes you straight to Kaisermühlen/VIC.

Overall, the apartment offers a modern layout in a quiet yet well-connected location. With its furnishings, good condition and proximity to the station, it is ideal for couples, singles who need extra space, or small families.

Monthly heating costs are 99 euro, and hot water costs are 37 euro.

The total monthly rent including heating and hot water is 1.065 euro.

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 <750m

Klinik <500m

Kinder & Schulen

Kindergarten <750m

Schule <750m

Nahversorgung

Supermarkt <250m

Bäckerei <500m

Sonstige

Geldautomat <500m

Bank <500m

Post <1.250m

Polizei <500m

Verkehr

Bus <250m

Bahnhof <250m

Angaben Entfernung Luftlinie / Quelle: OpenStreetMap