

4 Room Apartment in Walking Distance to VIC



Objektnummer: 1990/208

Eine Immobilie von Vienna Housing Service

Zahlen, Daten, Fakten

Adresse	Schiffmühlenstraße
Art:	Wohnung - Etage
Land:	Österreich
PLZ/Ort:	1220 Wien
Baujahr:	2016
Alter:	Neubau
Wohnfläche:	98,00 m ²
Zimmer:	4
Bäder:	1
WC:	1
Balkone:	1
Keller:	3,00 m ²
Heizwärmebedarf:	A 21,55 kWh / m ² * a
Gesamtenergieeffizienzfaktor:	A 0,81
Gesamtmiete	1.599,65 €
Kaltmiete (netto)	1.200,00 €
Kaltmiete	1.454,23 €
Betriebskosten:	254,23 €
USt.:	145,42 €
Provisionsangabe:	

Gemäß Erstauftraggeberprinzip bezahlt der Abgeber die Provision.

Ihr Ansprechpartner



Mag. Marc Slomovits

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Gerne stehe ich Ihnen
Verfügung.



termin zur













The floor plan shows a residential unit with the following rooms and details:

- BALCON:** 7.51 m², 12.96 m, Holz.
- WOHNZIMMER:** 18.05 m², 18.22 m, Parkett.
- ZIMMER 1:** 11.39 m², 16.01 m, Parkett.
- ZIMMER 2:** 9.40 m², 12.72 m, Parkett.
- BAD:** 5.90 m², 10.68 m, Fliesen.
- WC:** 1.85 m², 5.70 m, Fliesen.
- ESSKÜCHE:** 28.95 m², 24.58 m, Parkett.
- FLUR 1:** 5.86 m², 10.17 m, Parkett.
- FLUR 2:** 4.39 m², 10.40 m, Parkett.
- GANG:** 7.11 m², 12.48 m, Steinzeug.
- TERRASSE:** 97.00 m².

A red arrow points to a specific area in the living room, labeled with a red 'X' and the number '11.40'. The plan also includes various technical details and dimensions for the rooms and their components.

Schiffmühlenstraße

Objektbeschreibung

Modern new build apartment with balcony close to the Vienna International Centre

This modern apartment is located on **Schiffmühlenstraße** in the 22nd district, just a **short distance from the Vienna International Centre**. The area is quiet and green, while still offering very good connections and quick access to the VIC and the Danube.

The apartment is on the **4th floor** of a well maintained new build from 2016 and can be reached by **elevator**. It offers around **98 square metres** of **living space** with four rooms and a practical, well planned layout. The living area is bright and opens directly onto a **balcony of about 10 square metres**, overlooking a calm inner courtyard.

The apartment is **partly furnished** and finished with wooden floors throughout. **Electric exterior blinds** provide shade and extra comfort. There is one bathroom and a separate toilet. A parking space in the building is available on request.

The current costs for heating and hot water amount to 174 euro.

The Vienna International Centre is reachable within a 10-15 minute walk.

I look forward to your inquiry and am happy to arrange a viewing at any time.

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 <250m

Klinik <1.750m

Krankenhaus <3.250m

Kinder & Schulen

Schule <250m

Kindergarten <500m

Universität <1.750m

Höhere Schule <3.250m

Nahversorgung

Supermarkt <250m

Bäckerei <250m

Einkaufszentrum <2.000m

Sonstige

Geldautomat <250m

Bank <250m

Post <250m

Polizei <750m

Verkehr

Bus <250m

U-Bahn <750m

Straßenbahn <1.250m

Bahnhof <750m

Autobahnanschluss <500m

Angaben Entfernung Luftlinie / Quelle: OpenStreetMap