

## **Furnished Apartment in Walking Distance to VIC**



**Objektnummer: 1990/265**

**Eine Immobilie von Vienna Housing Service**

## Zahlen, Daten, Fakten

Adresse	Kratochwjlestraße
Art:	Wohnung - Etage
Land:	Österreich
PLZ/Ort:	1220 Wien
Möbliert:	Voll
Alter:	Neubau
Wohnfläche:	62,00 m <sup>2</sup>
Zimmer:	2
Bäder:	1
WC:	1
Heizwärmebedarf:	C 52,60 kWh / m <sup>2</sup> * a
Gesamtenergieeffizienzfaktor:	C 1,61
Gesamtmiete	1.750,00 €
Kaltmiete (netto)	1.347,77 €
Kaltmiete	1.590,91 €
Betriebskosten:	243,14 €
USt.:	159,09 €
Provisionsangabe:	

Gemäß Erstauftraggeberprinzip bezahlt der Abgeber die Provision.

## Ihr Ansprechpartner



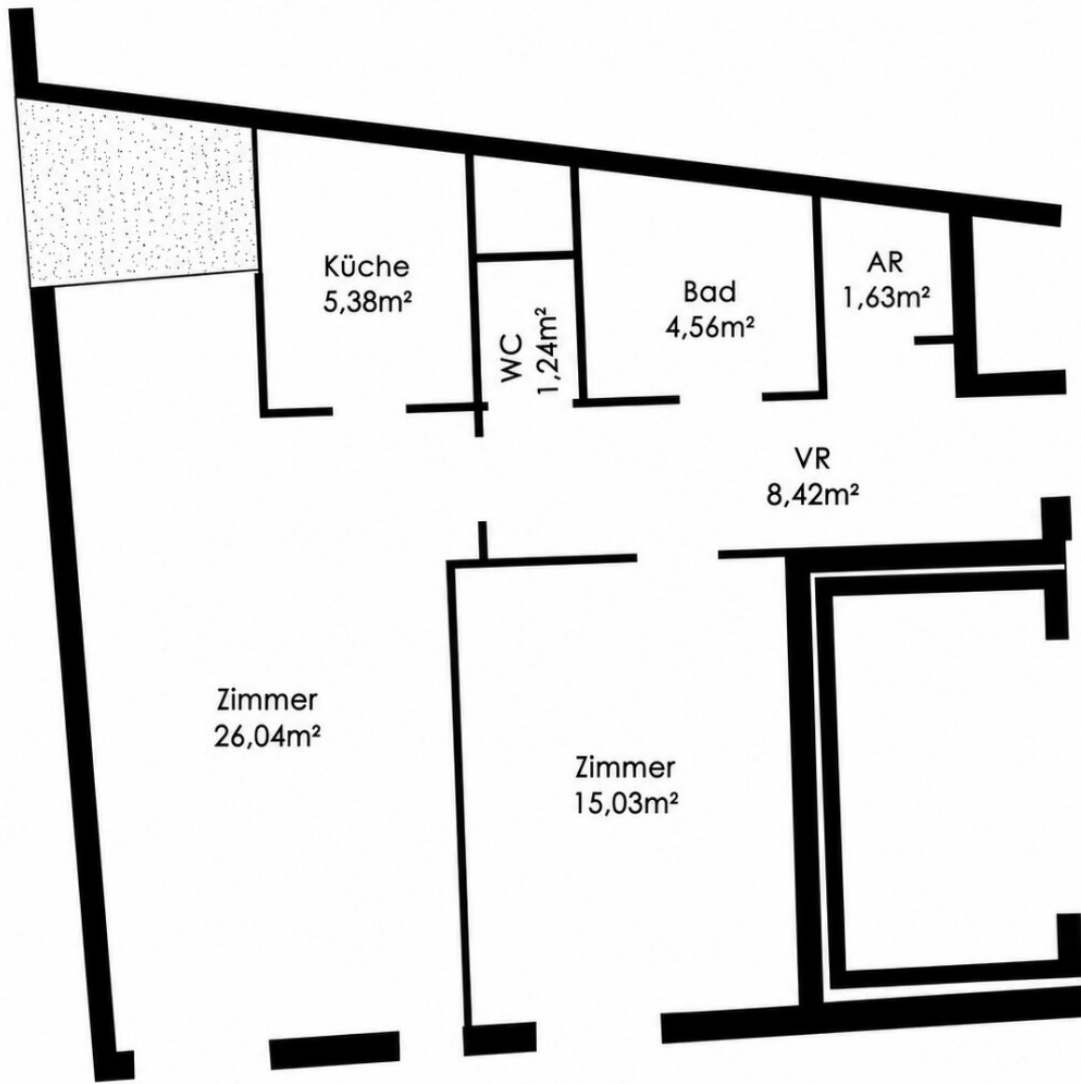
**Mag. Marc Slomovits**

Vienna Housing Service  
Negerlegasse 2









## Objektbeschreibung

**Modern furnished apartment with loggia directly at U1 Alte Donau and close to the Vienna International Centre**

**The apartment is located approximately 5 minutes walking distance from the Vienna International Centre and directly next to the U1 station Alte Donau.**

This modern and **fully furnished 2 room apartment** is located on the **5th floor with elevator** and offers approximately **62 m<sup>2</sup> of living space as well as a 4 m<sup>2</sup> south west facing loggia** with beautiful open views towards Donaupark and the Vienna International Centre.

The apartment has been recently renovated and freshly painted and is presented in very good condition. The bright rooms, practical layout and excellent location close to the Alte Donau make this apartment especially attractive.

The spacious living and dining area is fully furnished and equipped with a new 65 inch Sony Bravia smart TV including Sony soundbar and subwoofer. The bedroom offers a large bed and several wardrobes with plenty of storage space. The separate kitchen is fully equipped with modern appliances. The bathroom features a walk in shower and an AEG washer dryer. Toilet and bathroom are separate. In addition, the apartment offers a separate storage room.

The south west facing loggia provides pleasant open views and plenty of afternoon sun. The building offers concierge service five days a week as well as a bicycle storage room with direct access to the street.

The location offers excellent infrastructure with direct access to the Alte Donau recreation area, cycling and jogging paths, Donaupark, supermarkets, restaurants and public transport. **The U1 station Alte Donau is just around the corner.**

The apartment is rented fully furnished.

**Heating, hot water and electricity are charged separately according to consumption directly with the energy provider and are not included in the rent.**

I look forward to your enquiry 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 <250m  
Apotheke <500m  
Klinik <2.250m  
Krankenhaus <3.000m

### **Kinder & Schulen**

Schule <250m  
Kindergarten <250m  
Universität <2.250m  
Höhere Schule <2.250m

### **Nahversorgung**

Supermarkt <250m  
Bäckerei <1.000m  
Einkaufszentrum <1.000m

### **Sonstige**

Geldautomat <750m  
Bank <750m  
Post <750m  
Polizei <1.250m

### **Verkehr**

Bus <250m  
U-Bahn <250m  
Straßenbahn <750m  
Bahnhof <250m  
Autobahnanschluss <1.250m

Angaben Entfernung Luftlinie / Quelle: OpenStreetMap