

Exclusive agency – 1180 VIENNA, GERSTHOFERSTRASSE 118 – 120 / 2nd lift floor

4 rooms, around 108m² of usable space, oversized 13m² loggia (winter garden), 6m² balcony

906.- Main Rent

234.- Operating Costs

108.- Central Heating

1.248.- Euro monthly total charge **including heating cost advances**

The property was built in 1964, was thermally renovated and is surrounded by green areas. The apartment is located on the 2nd floor, it has brick walls. In 2017 new apartment electrical system, new kitchen was installed. In August 2020, parquet floors were sanded and sealed. Freshly painted white. New Ceran electric cooker.

All information in rounded figures:

13 m² bedroom, parquet

20 m² room, parquet

15 m² room, parquet

14 m² room, parquet

10 m² anteroom, tiles

7 m² kitchen

5 m² bathroom with tub, tiles

2,50 m² closet space

Separate Toilet, Basement room

4 rooms, 3 of which are accessible separately. Glazed loggia with sliding windows and additionally a balcony. Tram 41 in front of the house entrance. Near The Gersthof Rapid Train. Türkenschanzpark. Pötzleinsdorfer Schlosspark.

Very good school and preschool offer, doctors, local care and Gersthof infrastructure is very popular Gersthof Green District. Energy Identification Figures: HWB 85,20 Class C, fGEE 2,35 Class D.

Mandatory Information: Economic close relationship with the landlords due to regular cooperation. Overview of ancillary costs, withdrawal rights and consumer protection rights in the appendix.

Investor flat, therefore long-term renting is possible.

Initial lease 7 years with extension option.

3.700.- Euro deposit

2.486.- Broker fee including energy report, transfer protocol, completion of rental contract specification.

Sole agent is Alfred Huiber , real estate agent

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