



## GARTENPARK

Brühler Straße 73  
2340 Mödling

Apartment Top H3/12

Effective area	Terrace	Balcony	Rooms	Floor
89,00 m <sup>2</sup>	5,27 m <sup>2</sup>	8,56 m <sup>2</sup>	2 Rooms	1. DG
Total rent				
€ 1.798,79				



Ing. Michael Finding

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[Pictures](#)

[Details](#)

Floor Plan

Vorzimmer, Bad WC, Schlafzimmer, Wohnküche, Terrasse, Balkon

Fittings

Internet Anschluss, Alarmanlage, Fliesenbad, moderne Einbauküche, Außenjalousien, Keramische Bodenbeläge

Conditions  
sehr gut

Style  
Neubau, 2015

Lease Terms  
befristet

Elevator  
ja

Cellar  
ja

Garage  
zusätzlich anmietbar um monatlich EUR 99

Heat  
Gas - Zentralheizung

Energy Certificate  
B, 30.36 kWh/m<sup>2</sup>a

Features  
Wellness, Outdoor Pool, Fitness Center, Sauna

#### Cost Details

Monthly Costs	€/m <sup>2</sup>	VAT %	NET	PRE-TAX
Rent	14,50	10	1.340,67	1.474,74
Operating Costs *	2,80	10	249,20	274,12
Water costs **	0,51	10	45,39	49,93
<b>Total</b>	<b>17,81</b>	<b>-</b>	<b>1.635,26</b>	<b>1.798,79</b>

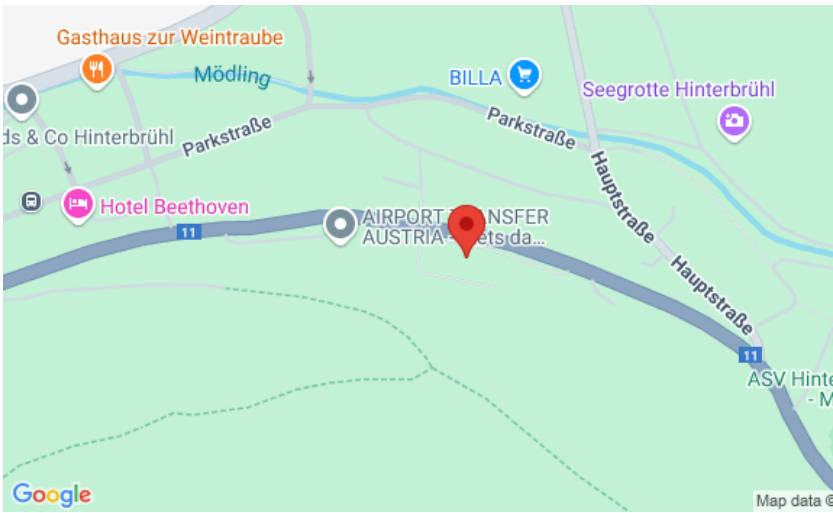
\*\*\*) Heating costs are invoiced according to consumption or per square metre depending on the type of object at the end of each year and are included in the total costs as prepayment.

One-time costs €

**Deposit** 8 100,00

Please note, that IG Immobilien Management GmbH is in a fiduciary and fiscal relationship with the real estate object's proprietor.

## Maps



Address  
GARTENPARK  
Brühler Straße 73  
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