

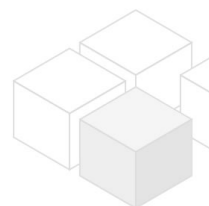
office near Kärntner Straße - 3 rooms

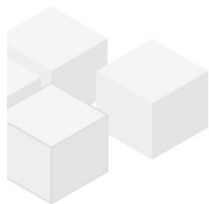
📍 1010 Wien, Proximity: Kärntner Straße, Seilerstätte

€ 3.267,27 /month



Plans





About Property

This exclusive office is situated on the first floor of a very well kept typical Viennese building in great location

LOCATION

Opera house, Kärntner Straße, Seilerstätte etc are just around the corner. Shops, restaurants, supermarkets, public garage, etc can be reached by a short walk.

PUBLIC TRANSPORT

2A, U1, 62, U4

PROPERTY

The office itself has following rooms:

- .entree with small balcony
- .3 office rooms
- .separate kitchen with space for a dining table
- .bathroom (shower, tub)
- .2 separate toilets

EQUIPMENT

- .wooden and tiled floors
- .small balcony
- .heating from the ceiling

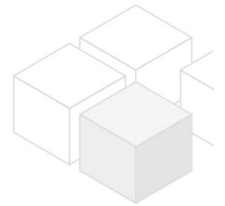
COSTS

rent: general maintenance costs and VAT included

deposit: € 9.800,00

commission: 3 rents + 20% VAT

stamp fee: due to law



General

Property number	11734
Property type	Büro

Costs

net rent	€ 2.236,75
gross rent	€ 2684.1
operating cost	€ 395.17
outer operating costs	€ 188
total rent	€ 3.267,27

Keyfacts

living area	150m ²
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rooms	3
bath	1
WC	2
Property age	Altbau
condition	sehr gut
Available from	sofort
Contract type	befristet

Furnishing

type of heating	Etagenheizung
Flooring	Parkettboden
parking	--
kitchen	ja
balcony	ja
elevator	ja

Energy Performance Certificate

HWB (kwh/m ² /Jahr)	161.30
HWB Energieklasse	E

Lage

Verkehrsanbindung	2A, U1, 62, U4
Nähe	Kärntner Straße, Seilerstätte

