

apartment with roof terrace close to city hall

√ 1010 Wien, Proximity: Auerspergstraße, Parlament, Rathaus

€ 2.497,14/month

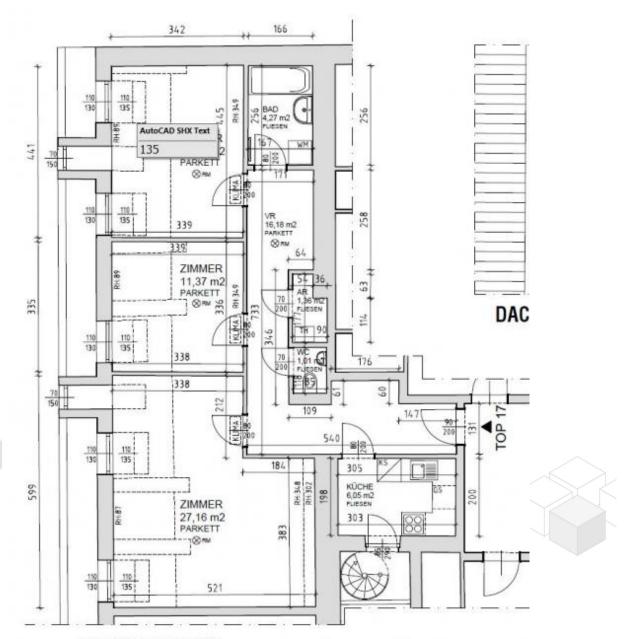




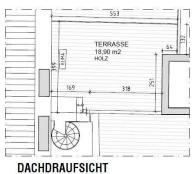


Plans





DACHGESCHOSS www.homefinding.at





About Property

This great apartment is located in a central city location near Rathausplatz.

LOCATION

The residential area is quiet yet offers good connections to the other districts. The nearby Josefstädter Straße offers excellent access to shops, restaurants, supermarkets, etc.

PUBLIC LINES:

U2, U2, U46, tram lines at Ringstraße

PROPERTY

The apartment itself has following layout:

>Level 1:

- .entree
- .living dining room (ca 27m²)
- .separate kitchen with stairs to roof terrace
- .2 bedrooms (11m², 15m²)
- .bathroom (tub)
- .separate toilet
- .storage room

>Level 2:

.roof terrace (approx. 18.90 m²)

EQUIPMENT

- .Wooden and tiled floors
- .Roof terrace (approx. 18.90 m²)
- .Cellar storage compartment

REQUIREMENTS

- .Monthly net household income > 3 times the rent
- .3 current pay slips/employment contract/income tax assessment
- .Guarantor: monthly net income > 4 times the rent

COSTS

rent: general maintenance costs, elevator costs and VAT included deposit: 4 gross rents

General

Propertynumber 11741
Property type Wohnung

Costs

net rent	€ 2.062,25
gross rent	€ 2268.48
operating cost	€ 228.66





total rent \in 2.497,14 Kaution \in 9989

Keyfacts

living area 82.49m²

rooms 3 bedroom 2 bath 1 WC 1

Property age Altbau condition sehr gut Available from sofort Contract type unbefristet

Furnishing

type of heating Etagenheizung Flooring Parkettboden

parking -kitchen ja
Terrasse 1
elevator ja

Energy Performance Certificate

HWB (kwh/m²/Jahr) 110 HWB Energieklasse D

Lage

Verkehrsanbindung U2, 2, 46, Ringlinien

Nähe Auerspergstraße, Parlament, Rathaus