

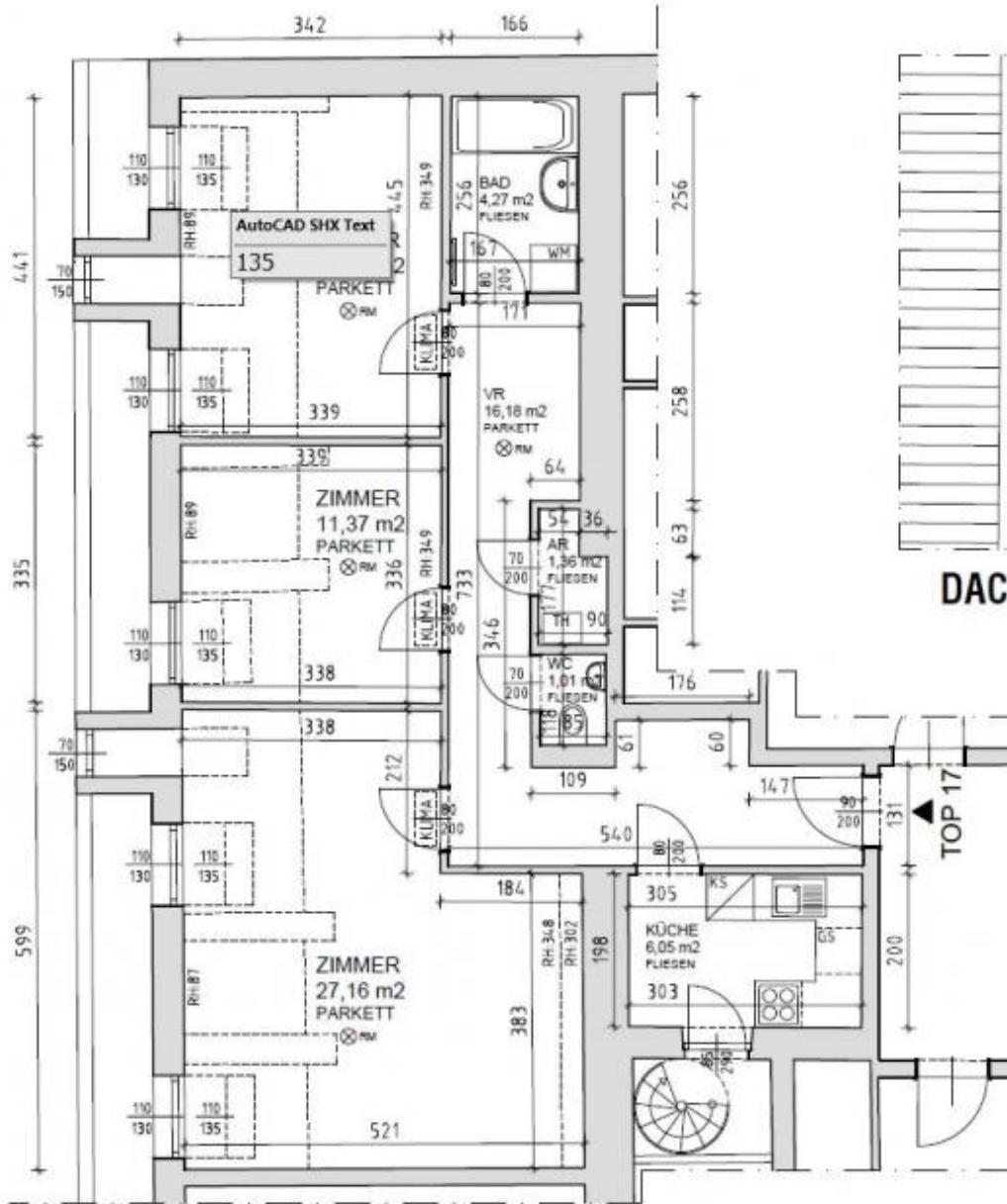
apartment with roof terrace close to city hall

📍 1010 Wien, Proximity: Auerspergstraße, Parlament, Rathaus

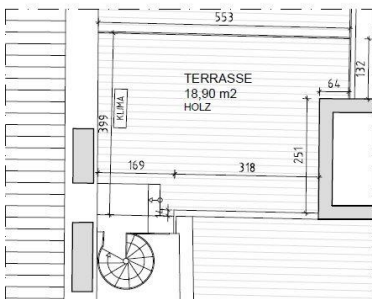
€ 2.497,14/month



Plans



DACHGESCHOSS www.homefinding.at



DACHDRAUFSICHT
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

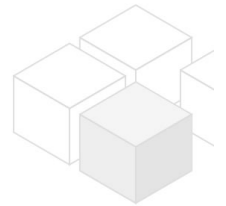
- rent: general maintenance costs, elevator costs and VAT included
- deposit: 4 gross rents

General

Property number	11741
Property type	Wohnung

Costs

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



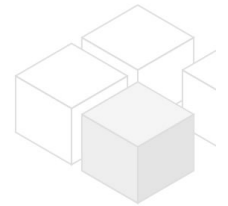
total rent	€ 2.497,14
Kaution	€ 9989

Keyfacts

living area	82.49m ²
rooms	3
bedroom	2
bath	1
WC	1
Property age	Altbau
condition	sehr gut
Available from	COMING SOON
Contract type	unbefristet

Furnishing

type of heating	Etagenheizung
Flooring	Parkettboden
parking	--
kitchen	ja
Klimaanlage	ja
Terrasse	1
elevator	ja



Energy Performance Certificate

HWB (kwh/m ² /Jahr)	110
HWB Energieklasse	D

Lage

Verkehrsanbindung	U2, 2, 46, Ringlinien
Nähe	Auerspergstraße, Parlament, Rathaus