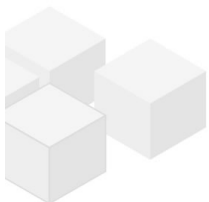


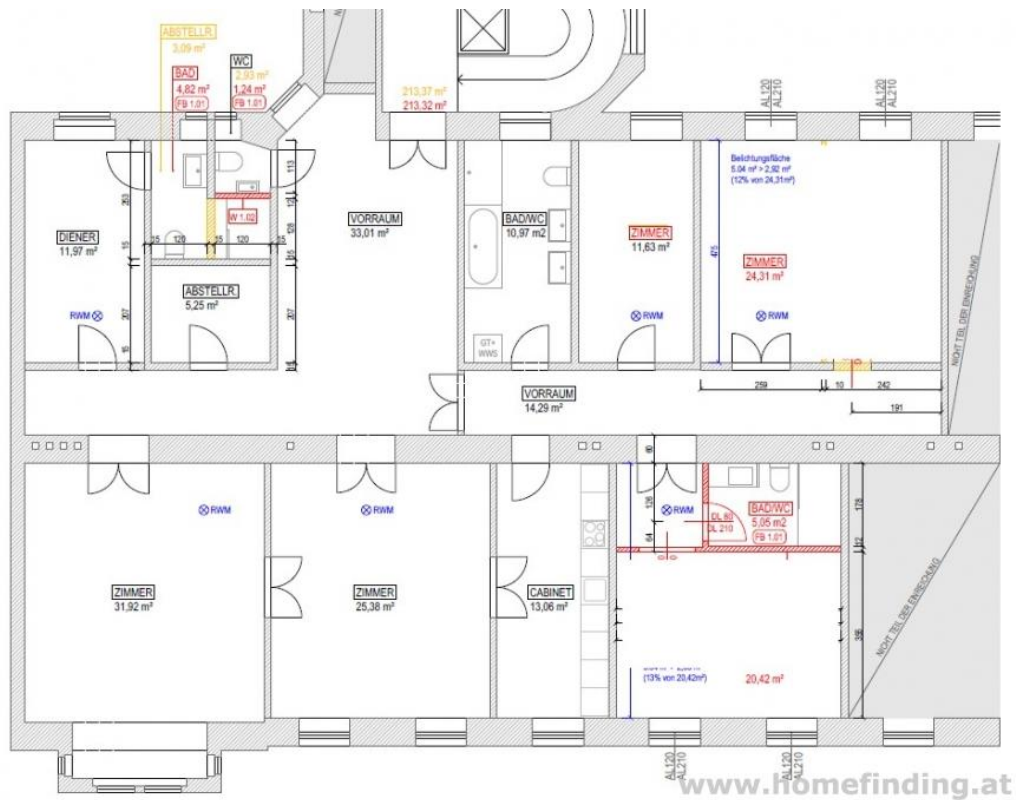
brand new refurbished apartment close to Argentinierstraße

📍 1040 Wien, Proximity: Favoritenstraße, Paulnergasse, Argentinierstraße

€ 4.995,20 /month



Plans



About Property

This very nice, completely renovated apartment is located in a central, quiet location within walking distance of Karlsplatz/Opera.

LOCATION

The location offers local amenities: shops, restaurants, supermarkets, the Naschmarkt, etc. are within walking distance.

PUBLIC LINES

U1, U2, and U4

PROPERTY

The apartment itself has the following rooms:

- .Entree
- .Living room
- .Dining room
- .Separate kitchen with window
- .bedroom with bathroom (shower, toilet)
- .second big bedroom (can be separated into 2 bedrooms)
- .third smaller bedroom
- .bathroom (tub, shower, toilet, window)
- .fourth bedroom with bathroom (shower, toilet)
- .Guest toilet
- .Storage room

EQUIPMENT

- .Completely renovated
- .Wooden and tiled floors
- .A garage space can be rented separately

COSTS

rent: general maintenance cocts and VAT included

deposit: € 15,000.00

General

Propertynumber	11755
Property type	Wohnung

Costs

net rent	€ 3.990,-
gross rent	€ 4389
operating cost	€ 606.2
total rent	€ 4.995,20
Kaution	€ 15000

Keyfacts

living area	214.55m ²
rooms	6
bedroom	5
bath	3
WC	4
Property age	Altbau
condition	sehr gut
Available from	sofort
Contract type	befristet

Furnishing

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

Energy Performance Certificate

HWB (kwh/m ² /Jahr)	116.5
HWB Energieklasse	D
fGEE	2.10
fGEE Energieklasse	D

Lage

Verkehrsanbindung	U1, U2, U4, D
Nähe	Favoritenstraße, Paulnergasse, Argentinierstraße