

# brnd new refurbished apartment close to Argentinierstraße

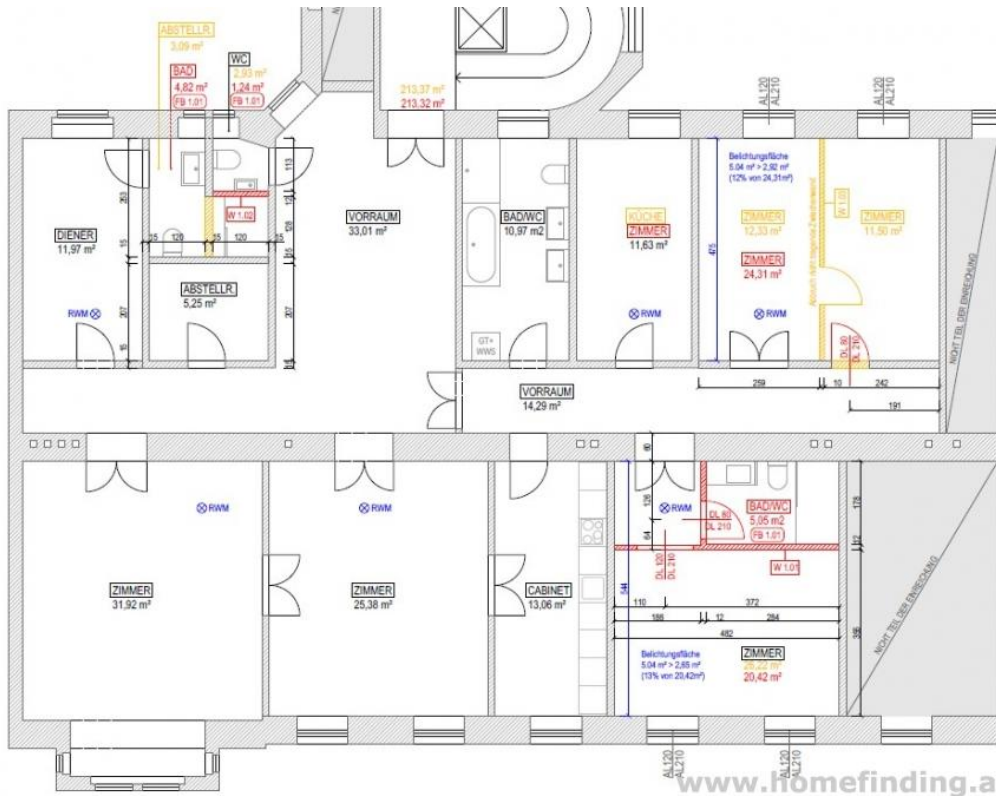


📍 1040 Wien, Proximity: Favoritenstraße, Paulnergasse, Argentinierstraße

€ 5.116,20/month



## Plans



## About Property

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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:

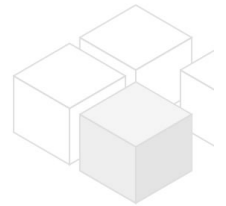
- .Entree
- .Living room
- .Dining room
- .Separate kitchen with window
- .bedroom with bathroom (shower, toilet)
- .second big bedroom (can be separated into 2 bedrooms)
- .third smaller bedroom
- .bathroom (tub, shower, toilet, window)
- .fourth bedroom with bathroom (shower, toilet)
- .Guest toilet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

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Property number	11755
Property type	Wohnung

## Costs

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net rent	€ 4.100,-
gross rent	€ 4510
operating cost	€ 606.2
total rent	€ 5.116,20
Kaution	€ 15000

## Keyfacts

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living area	214.55m <sup>2</sup>
rooms	7
bedroom	5
bath	3
WC	4
Property age	Altbau
condition	sehr gut
Available from	Mai/Juni 2026
Contract type	befristet

## Furnishing

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

## Energy Performance Certificate

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HWB (kwh/m <sup>2</sup> /Jahr)	214.55
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## Lage

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