

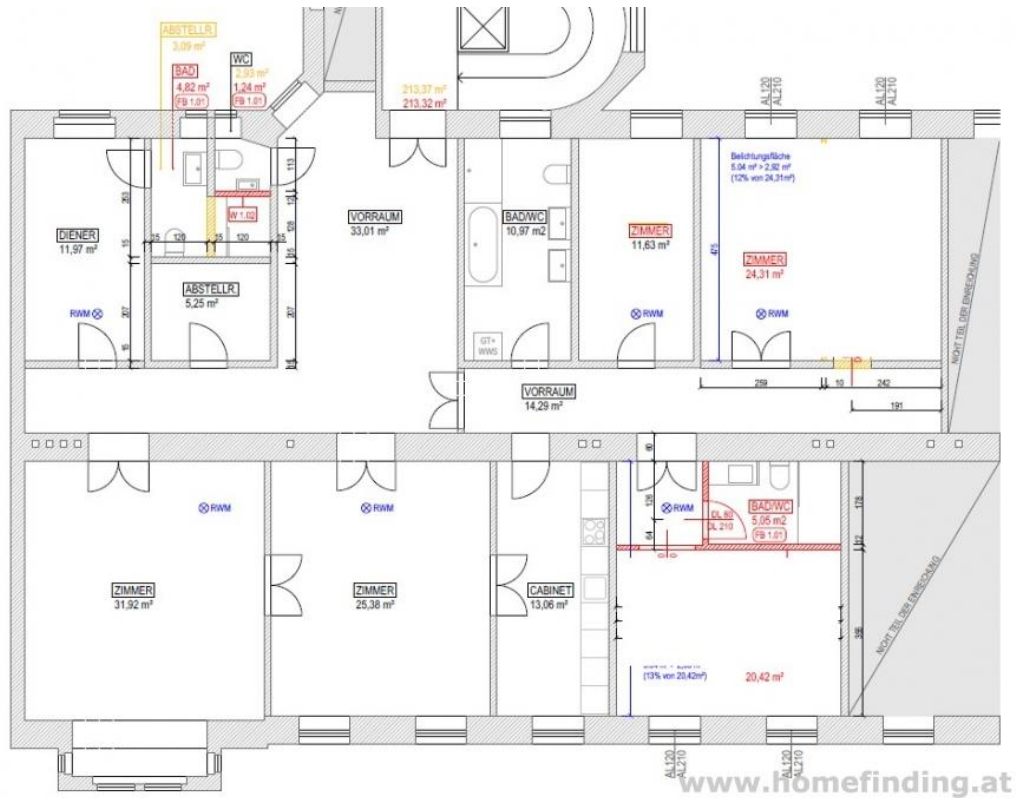
# refurbished historic apartment for families and expats - close to Argentinierstraße

📍 1040 Wien, Proximity: Favoritenstraße, Argentinierstraße, Theresianum

€ 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 <sup>2</sup> |
| 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 <sup>2</sup> /Jahr) | 116.5 |
| HWB Energieklasse              | D     |
| fGEE                           | 2.10  |
| fGEE Energieklasse             | D     |

## Lage

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Verkehrsanbindung | U1, U2, U4, D                                   |
| Nähe              | Favoritenstraße, Argentinierstraße, Theresianum |