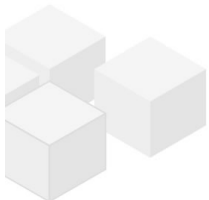


representative oldstyle apartment close to Burggarten/ Schillerplatz



📍 1010 Wien, Proximity: Schillerplatz, Staatsoper, Burggarten

€ 10.145,95/month



About Property

This great apartment is located in a very well-kept house in the city center.

LOCATION

Kärntner Straße offers a perfect infrastructure: shops, restaurants, supermarkets, etc. are within walking distance. Several public lines are just around the corner and offer a quick transfer to different districts.

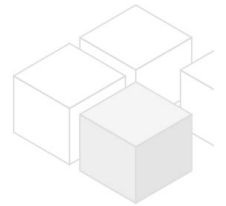
PUBLIC TRANSPORT

1, 2, 71, D, U1, U2, U4

PROPERTY

The apartment itself has 3 entrances, one representative area and a family area. It shows following rooms:

- .entree
- .representative living dining room (ca 100m²) with open fire place
- .guest room/ study
- .walk through room
- .laundry room/ pantry
- .bathroom (shower)
- .guest toilet
- .private living room (ca 62m²)
- .private small kitchen
- .master bedroom with bathroom (tub, toilet) and walk in closet
- .2 further bedrooms
- .bathroom (shower, toilet)
- .guest toilet
- .storage room



EQUIPMENT

- .wooden and tiled floors
- .balcony
- .several open fireplaces
- .some built ins
- .public garage nearby

COSTS

rent: general maintenance cost and VAT included
deposit: 4 gross rents

General

Property number	11757
Property type	Wohnung

Costs

net rent	€ 8.170,33
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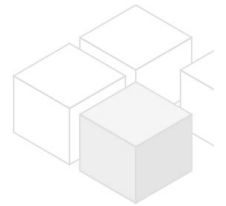
gross rent	€ 8987.36
operating cost	€ 1158.59
total rent	€ 10.145,95
Kaution	€ 30000

Keyfacts

living area	426.16m ²
rooms	7
bedroom	4
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
balcony	ja
elevator	ja



Energy Performance Certificate

HWB (kwh/m ² /Jahr)	104
HWB Energieklasse	D

Lage

Verkehrsanbindung	1, 2, 59A, 71, D, U1, U2, U4
Nähe	Schillerplatz, Staatsoper, Burggarten