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

Propertynumber	11757
Property type	Wohnung

Costs

net rent	€ 8.170,33

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