

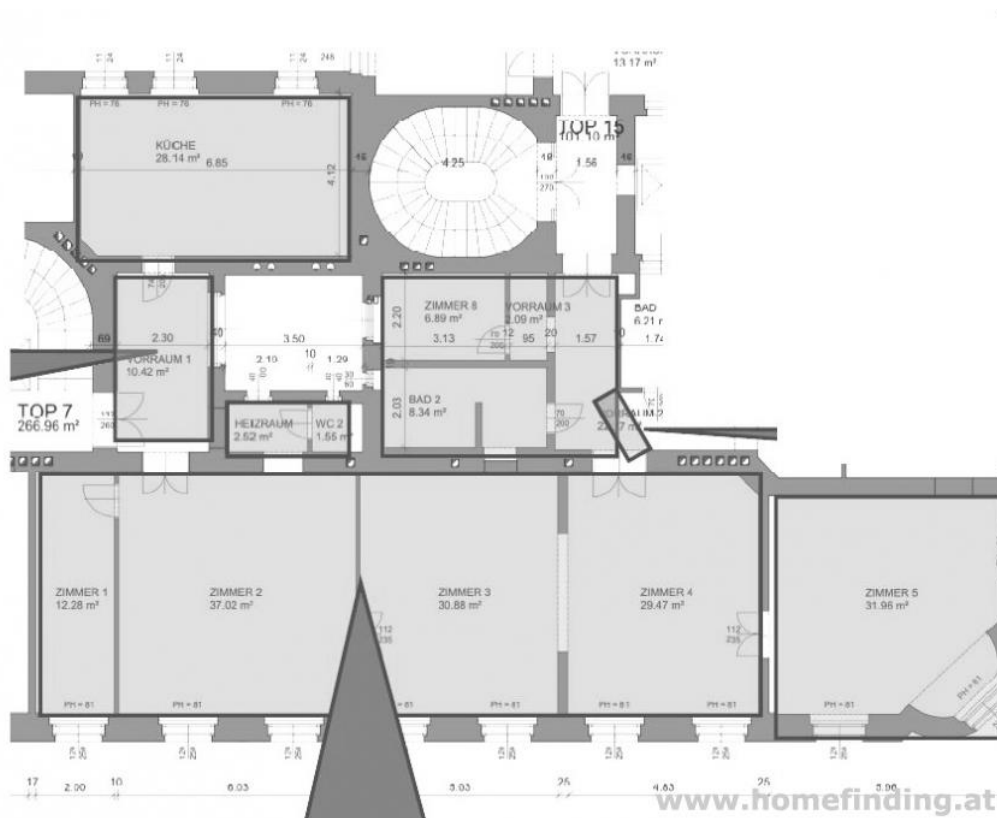
bright oldstyle office close to Burggarten

📍 1010 Wien, Proximity: Schillerplatz, Staatsoper, Burggarten

€ 6.698,73 /month



Plans



About Property

This great office 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 office itself has the following rooms:

- .entree
- .office room with open fire palce and sliding wall to
- .second office room
- .third office room with shelves
- .corner room with built ins
- .bathroom (tub, toilet, window)
- .hallway
- .server room
- .large kitchen with fire place
- .laundry room
- .toilet
- .heatin room
- .3 office rooms - one with open fireplace and sliding door to separate it
- .separate kitchen with window and open fireplace
- .bathroom (tub, toilet)
- .separate toilet
- .technical room
- .storage room

EQUIPMENT

- .wooden and tiled floors
- .no basement storage room

COSTS

rent: general maintenance cost and VAT included

deposit: 3 gross rents

commission: 3 rents + 20% VAT

stamp fee: due to law

General

Propertynumber 11762

Property type Büro

Costs

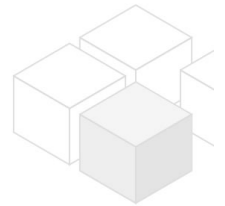
net rent	€ 4.922,06
gross rent	€ 5906.47
operating cost	€ 792.26
total rent	€ 6.698,73

Keyfacts

living area	223.73m ²
rooms	4
bath	1
WC	2
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)	104
HWB Energieklasse	D

Lage

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