

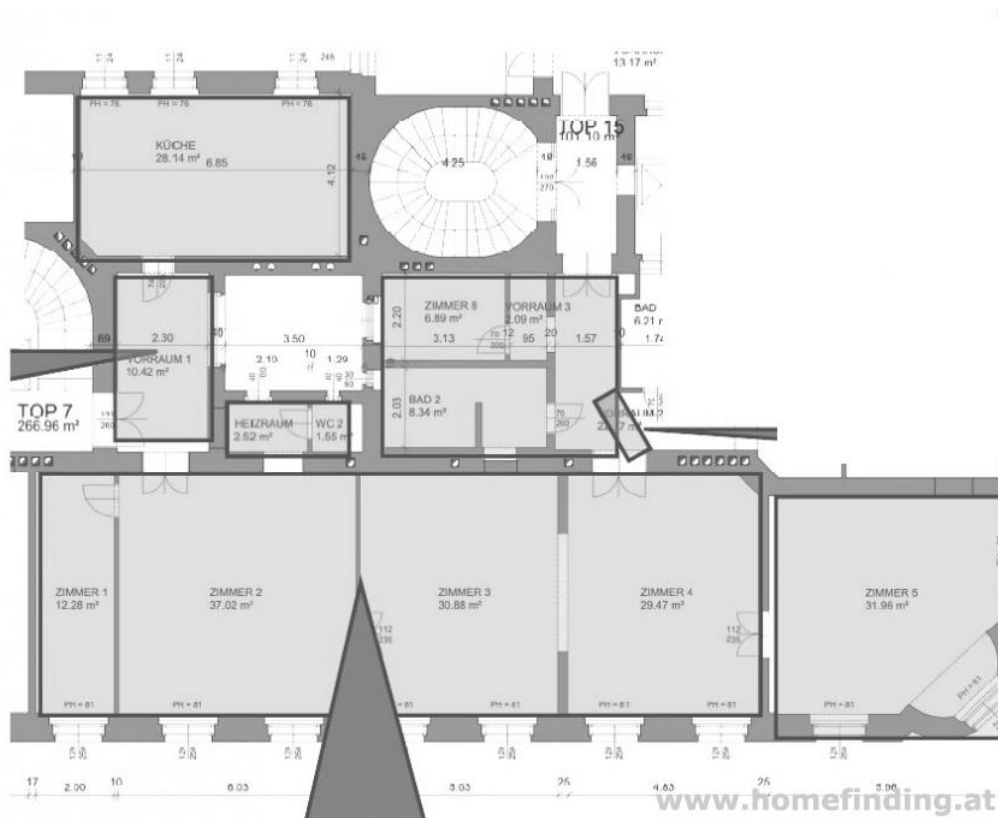
## bright oldstyle office close to Burggarten

📍 1010 Wien, Proximity: Schillerplatz, Staatsoper, Burggarten

€ 6.698,73 /month



### Plans



## About Property

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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

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Propertynumber 11762

Property type Büro

## Costs

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

## Keyfacts

|                |                      |
|----------------|----------------------|
| living area    | 223.73m <sup>2</sup> |
| 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 <sup>2</sup> /Jahr) | 104 |
| HWB Energieklasse              | D   |

## Lage

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