

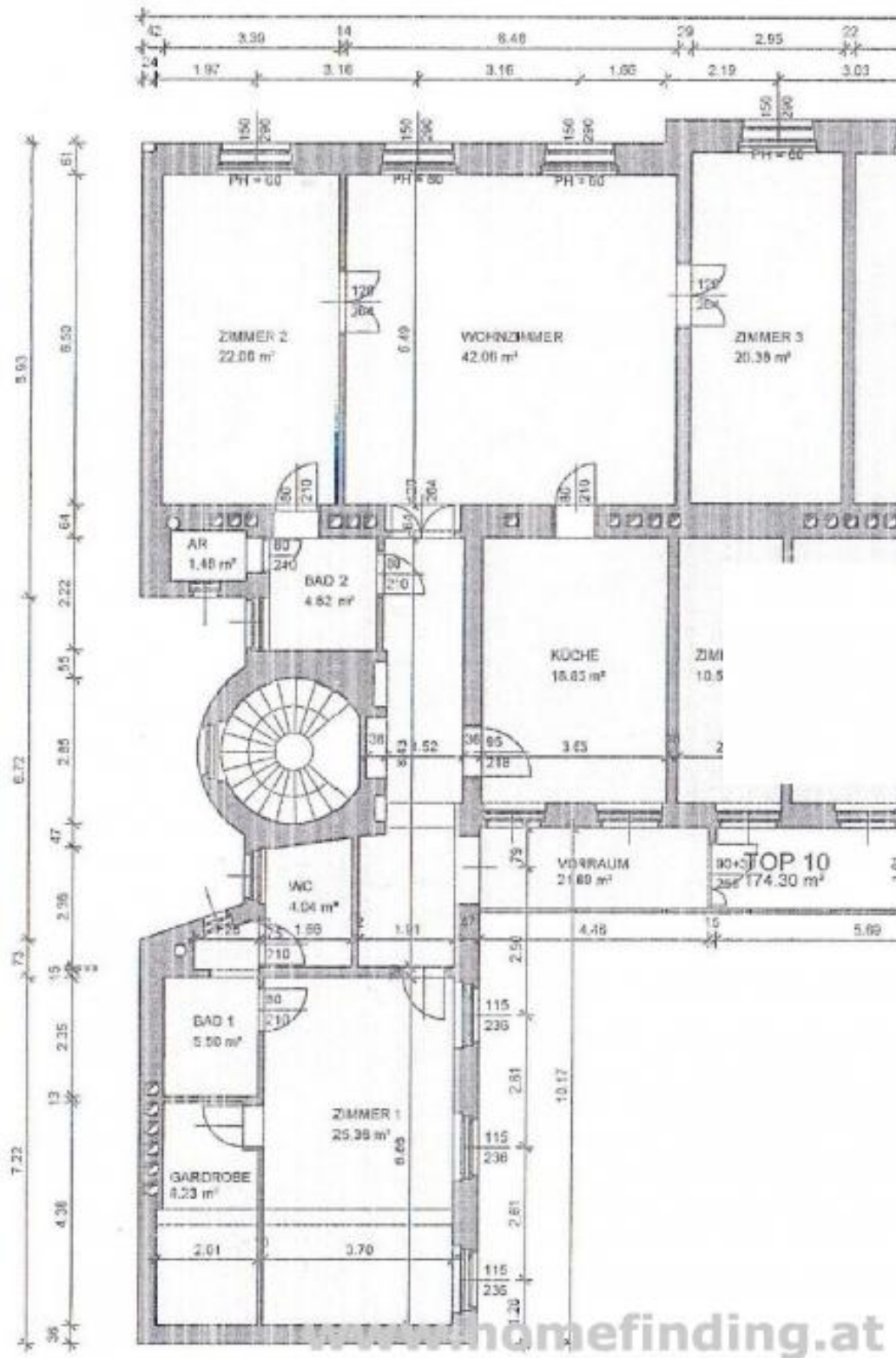
bright oldstyle apartment close to Burggarten

📍 1010 Wien, Proximity: Schillerplatz, Staatsoper, Burggarten

€ 4.987,52 /month



Plans



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 the following rooms:

- .entree
- .living room with view to Burggarten
- .separate kitchen
- .calm bedroom with walk-in-closet
- .bathroom and toilet
- .2 additional bedrooms - facing Burggarten
- .second bathroom (shower, toilet)
- .heating room

EQUIPMENT

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

COSTS

rent: general maintenance cost and VAT included
deposit: 3 gross rents

General

Property number	11766
Property type	Wohnung

Costs

net rent	€ 4.160,88
gross rent	€ 4576.97
operating cost	€ 410.55
total rent	€ 4.987,52

Keyfacts

living area	174.3m ²
rooms	4

bedroom	3
bath	2
WC	2
Property age	Altbau
condition	sehr gut
Available from	März/ April 2026
Contract type	befristet

Furnishing

type of heating	Etagenheizung
Flooring	Parkettboden
parking	--
kitchen	ja
Klimaanlage	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

