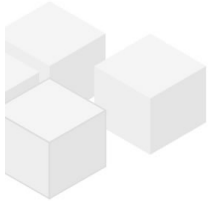


bright oldstyleapartment (1 bedroom) close to Burggarten

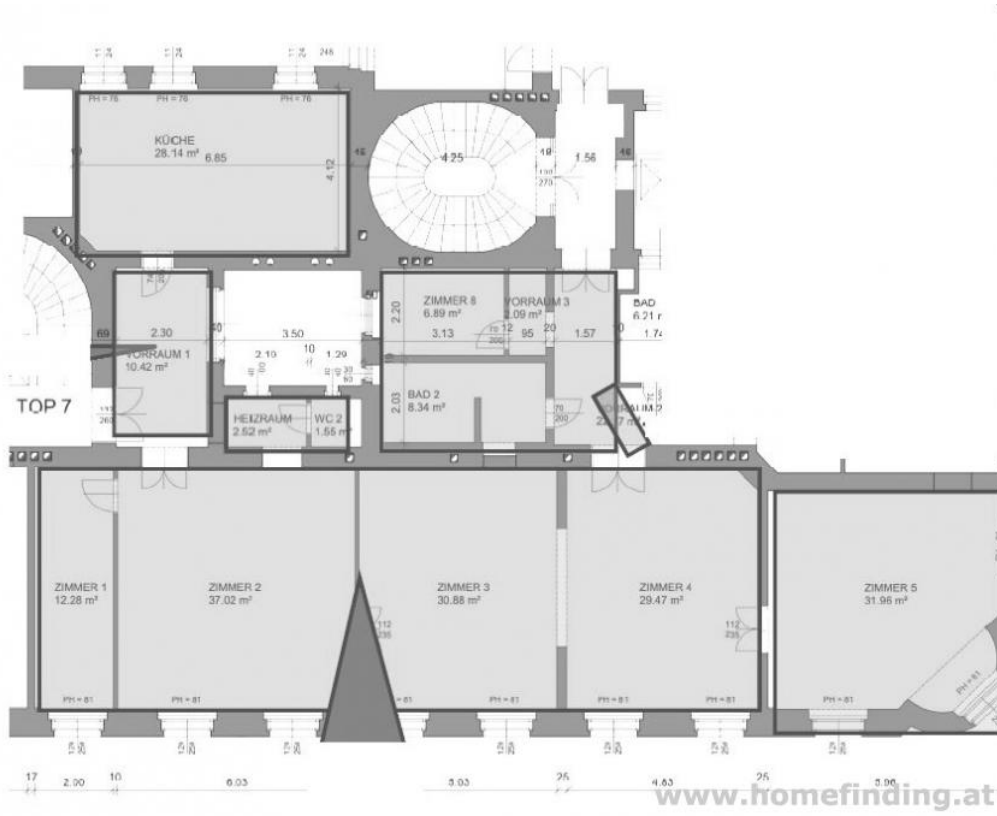


📍 1010 Wien, Proximity: Schillerplatz, Opernring, Staatsoper, Burggarten

€ 6.140,51/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 office itself has the following rooms:

- .entree
- .living room with open fire palce and sliding wall to
- .second living room
- .third room with shelves
- .corner room with built ins (bedroom)
- .bathroom (tub, toilet, window)
- .hallway
- .large eat-in kitchen with fire place
- .laundry room
- .toilet

EQUIPMENT

- .wooden and tiled floors
- .2 open fire places
- .AC
- .public garage aroun the corner
- .no basement storage room

COSTS

rent: general maintenance cost and VAT included

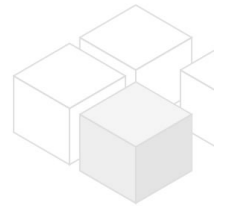
deposit: 3 gross rents

General

Propertynumber	11767
Property type	Wohnung

Costs

net rent	€ 4.922,06
gross rent	€ 5414.27
operating cost	€ 726.24
total rent	€ 6.140,51



Keyfacts

living area	223.73m ²
rooms	4
bedroom	1
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
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, Opernring, Staatsoper, Burggarten