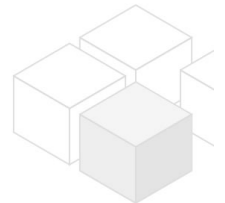


# representative oldstyle apartment close to Burggarten/ Schillerplatz



📍 1010 Wien, Proximity: Schillerplatz, Staatsoper, Burggarten

€ 10.819,75/month



## About Property

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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.

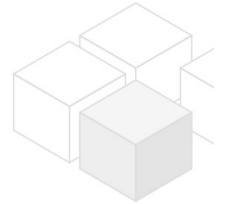
### PUBLIC TRANSPORT

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 with wardrobe
- .kitchen with fire place
- .dining room with shelves
- .living room (sliding doors)
- .second living room with fire place
- .room with built in wardrobe
- .small hallway
- .bathroom (tub, toilet)
- .maid room
- .hallway to private bedroom area
- .2-3 bedrooms
- .bathroom
- .toilet
- .master bedroom with walk in closet and bathroom
- .another bedroom



### EQUIPMENT

- .wooden and tiled floors
- .several open fireplaces
- .some built ins
- .public garage nearby

### COSTS

rent: general maintenance cost and VAT included  
deposit: 4 gross rents

## General

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Propertynumber	11814
Property type	Wohnung

## Costs

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net rent	€ 8.982,22
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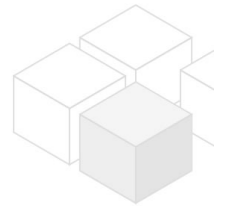
gross rent	€ 9880.44
operating cost	€ 939.31
total rent	€ 10.819,75
Kaution	€ 33000

## Keyfacts

living area	345.47m <sup>2</sup>
rooms	8
bedroom	6
bath	3
WC	4
Property age	Altbau
condition	sehr gut
Available from	sofort
Contract type	unbefristet

## 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