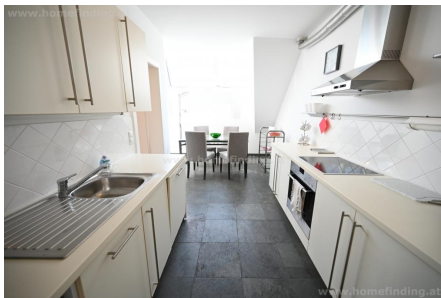


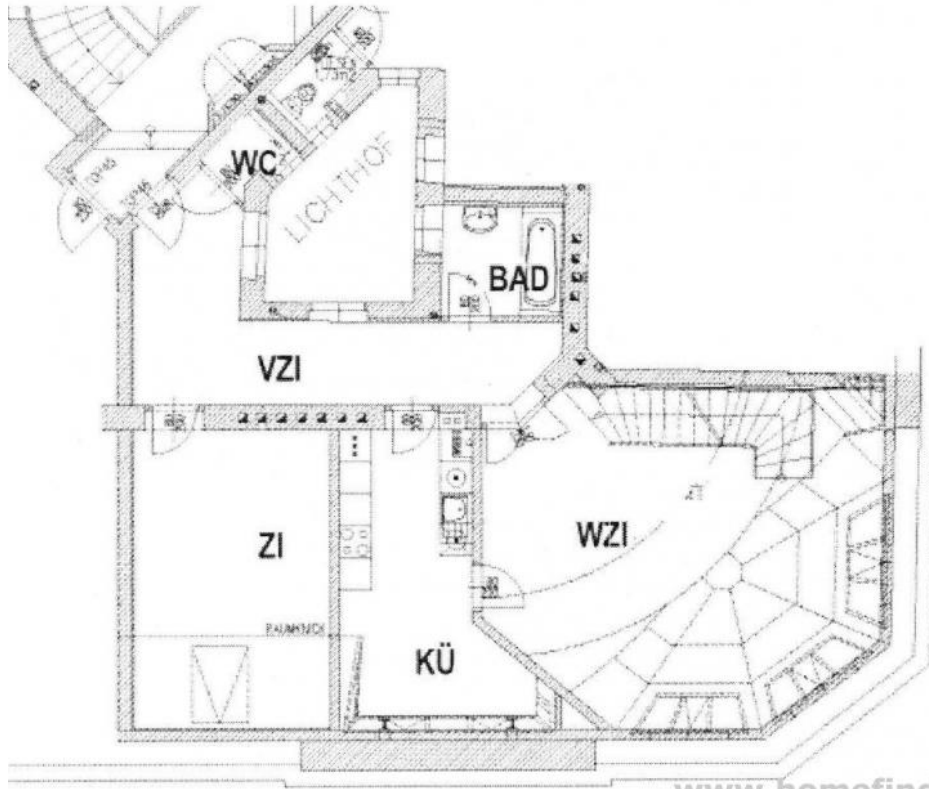
# furnished duplex apartment with terrace

📍 1040 Wien, Proximity: Argentinierstraße, Schwarzenbergplatz, Resselpark

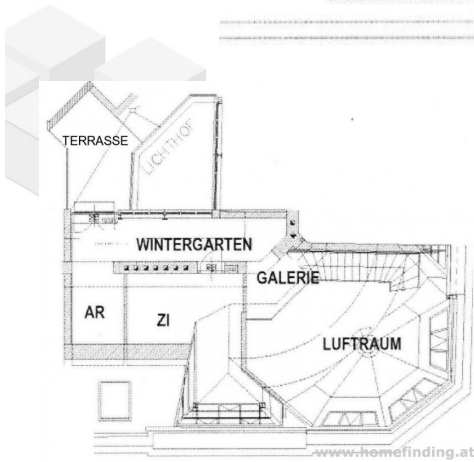
€ 2.757,65/month



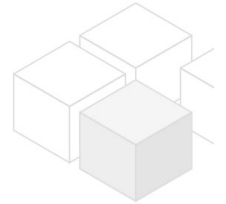
## Plans



[www.homefinding.at](http://www.homefinding.at)



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## About Property

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Furnished duplex apartment in central and calm situation and in walkable distance to the Karlsplatz.

### LOCATION

Very good infrastructure, U1 can be found almost in front of the building.

### PROPERTY

The apartment shows following rooms:

#### >level 1:

- .entrance
- .big living dining room
- .separate kitchen with window
- .bedroom
- .bathroom with tub
- .separate toilet

#### >level 2:

- .open room with reading corner and terrace
- .bedroom

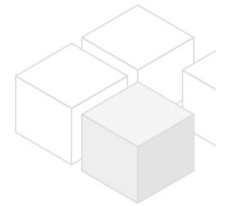
#### equipment:

- .wooden and tiled floors
- .ca 9m<sup>2</sup> terrace
- .AC

### COSTS

rent: general maintenance costs and VAT included

deposit: € 10.000,00



## General

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|                 |         |
|-----------------|---------|
| Property number | 1675    |
| Property type   | Wohnung |

## Costs

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|                |            |
|----------------|------------|
| net rent       | € 2.150,-  |
| gross rent     | € 2365     |
| operating cost | € 392.65   |
| total rent     | € 2.757,65 |

## Keyfacts

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|             |                   |
|-------------|-------------------|
| living area | 146m <sup>2</sup> |
| rooms       | 3                 |

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|                |             |
|----------------|-------------|
| bedroom        | 2           |
| bath           | 1           |
| WC             | 1           |
| Property age   | Altbau      |
| condition      | sehr gut    |
| Available from | sofort      |
| Contract type  | unbefristet |

## Furnishing

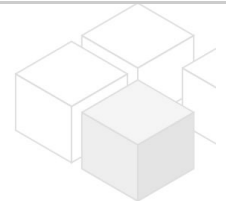
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|                 |               |
|-----------------|---------------|
| type of heating | Etagenheizung |
| furnished       | ja            |
| Flooring        | Parkettboden  |
| parking         | --            |
| kitchen         | ja            |
| Klimaanlage     | ja            |
| Terrasse        | 1             |
| elevator        | ja            |

## Energy Performance Certificate

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|                                |      |
|--------------------------------|------|
| HWB (kwh/m <sup>2</sup> /Jahr) | 73.3 |
| HWB Energieklasse              | C    |



## Lage

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|                   |  |
|-------------------|--|
| Verkehrsanbindung | U1, 1, 62, D, 71                                 |
| Nähe              | Argentinerstraße, Schwarzenbergplatz, Resselpark |