

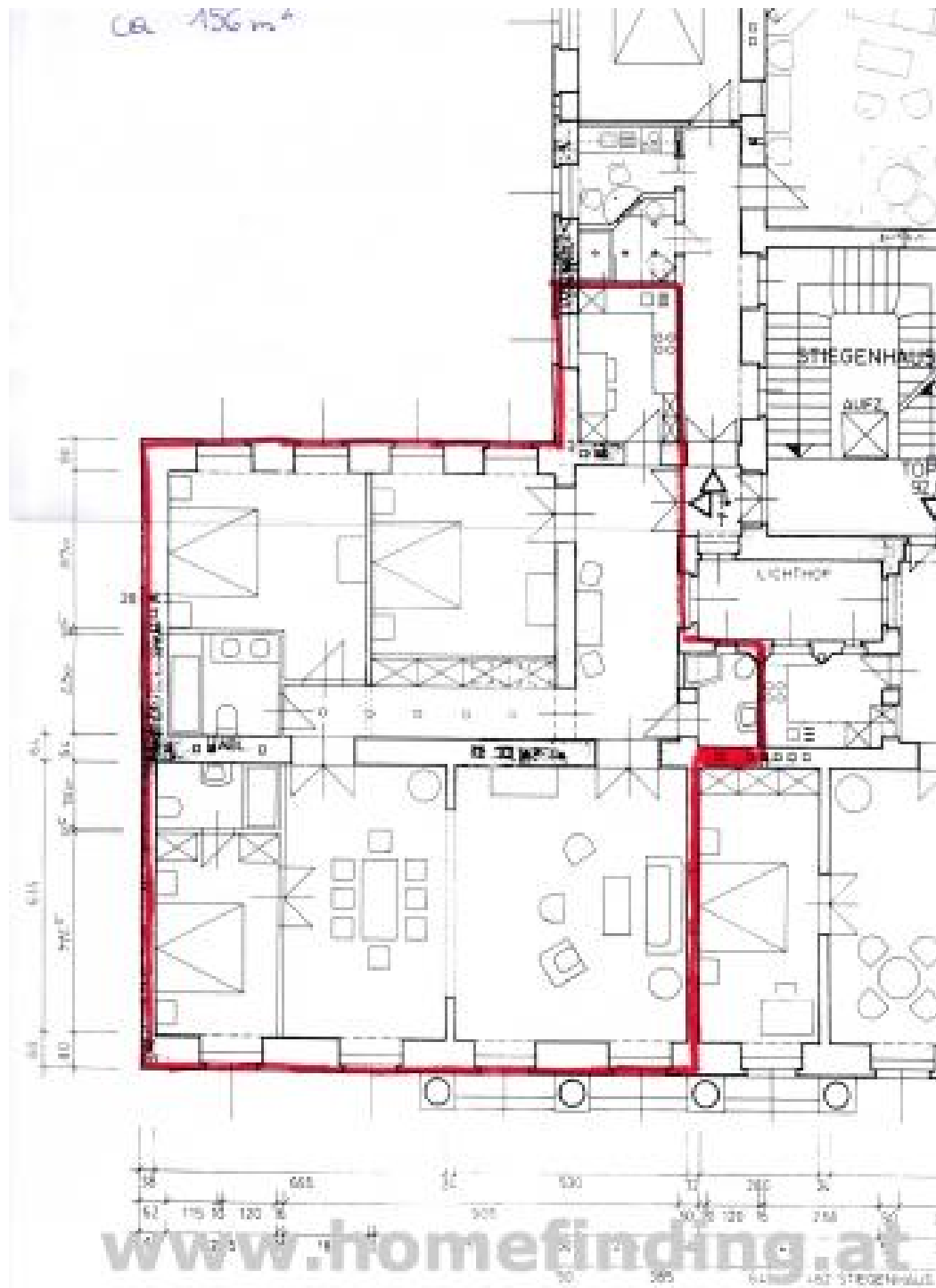
# furnished apartment with 3 bedrooms near Parlament/ Rathaus

📍 1010 Wien, Proximity: Parlament, Rathauspark, Ringstraße

€ 5.200,- /month



Plans



## About Property

This very nice refurbished apartment is situated in a calm road near parliament.

### LOCATION

The building itself is very representative and has great infrastructure nearby (shops, restaurants, coffee houses, public transport - U2). The apartment was fully refurbished and is situated close to Ringstraße/ Parlament.

### PUBLIC TRANSPORT

46, 2, U3, 1, 71, D, 13A, 49

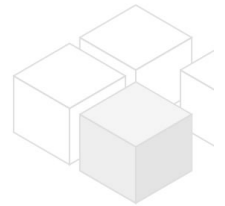
### PROPERTY

It has following rooms:

- .entree
- .great living dining room
- .separate kitchen with window
- .master bedroom
- .bathroom with tub + toilet
- .2 further bedrooms
- .second bathroom with tub + toilet
- .third bathroom with shower and tub.

### equipment:

- .wooden and toiled floors
- .high ceilings (3.80m)
- .furnished
- .AC



### COSTS

rent: general maintenance costs and VAT included

deposit: € 15.500,00

fee for setting up the contract: € 360,00

## General

|                 |         |
|-----------------|---------|
| Property number | 4078    |
| Property type   | Wohnung |

## Costs

|                       |            |
|-----------------------|------------|
| net rent              | € 4.040,27 |
| gross rent            | € 4444.3   |
| operating cost        | € 395.7    |
| other operating costs | € 360      |
| total rent            | € 5.200,-  |

## Keyfacts

|                |                   |
|----------------|-------------------|
| living area    | 156m <sup>2</sup> |
| rooms          | 4                 |
| bedroom        | 3                 |
| bath           | 3                 |
| WC             | 3                 |
| Property age   | Altbau            |
| condition      | sehr gut          |
| Available from | sofort            |
| Contract type  | befristet         |

## Furnishing

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

## Energy Performance Certificate

|                                |    |
|--------------------------------|----|
| HWB (kwh/m <sup>2</sup> /Jahr) | 86 |
| HWB Energieklasse              | C  |

## Lage

|                   |                                    |
|-------------------|------------------------------------|
| Verkehrsanbindung | 46, 2, U3, 1, 71, D, 13A, 49       |
| Nähe              | Parlament, Rathauspark, Ringstraße |