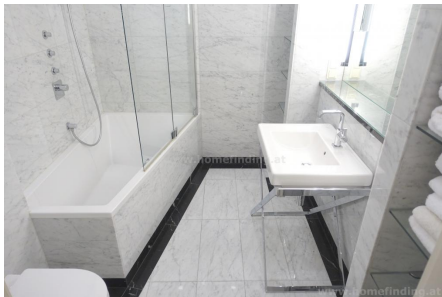


## near parliament, fully furnished 3 rooms

📍 1010 Wien, Proximity: Rathaus

€ 3.384,85 /month



## Plans

Seite 2/4

## About Property

Very nice apartment in a palace close to Town Hall and Ringstraße.

### LOCATION

Shopping possibilities and public transport (U2 and U3 Volkstheater) can be reached easily.

### PROPERTY

The apartment itself is located on the the third floor and has following rooms:

- .entree
- .living dining room
- .kitchen
- .2 bedroom
- .bathroom with tub + toilet

### EQUIPMENT

- .fully furnsihed
- .wooden and tiled floors
- .AC

### COSTS

rent: general maintenance costs and VAT included  
deposit: 3 gross rents  
contract fee: € 360,00

## General

|                |         |
|----------------|---------|
| Propertynumber | 4089    |
| Property type  | Wohnung |

## Costs

|                        |            |
|------------------------|------------|
| net rent               | € 2.644,73 |
| gross rent             | € 2909.2   |
| operating cost         | € 235.65   |
| outher operating costs | € 240      |
| total rent             | € 3.384,85 |
| Kaution                | € 10000    |

## Keyfacts

|             |                  |
|-------------|------------------|
| living area | 94m <sup>2</sup> |
| rooms       | 3                |
| bedroom     | 2                |
| bath        | 1                |
| WC          | 1                |

|                |           |
|----------------|-----------|
| Property age   | Altbau    |
| condition      | sehr gut  |
| Available from | sofort    |
| Contract type  | befristet |

## Furnishing

|                 |               |
|-----------------|---------------|
| type of heating | Etagenheizung |
| furnished       | ja            |
| Flooring        | Parkettboden  |
| parking         | --            |
| kitchen         | ja            |
| Washing machine | ja            |
| Klimaanlage     | ja            |
| elevator        | ja            |
| Kabelfernsehen  | ja            |

## Energy Performance Certificate

|                                |            |
|--------------------------------|------------|
| HWB (kwh/m <sup>2</sup> /Jahr) | 86         |
| HWB Energieklasse              | C          |
| Gültig bis                     | 26.20.2022 |

## Lage

|                   |                             |
|-------------------|-----------------------------|
| Verkehrsanbindung | Straßenbahn, U-Bahn, U2, U3 |
| Nähe              | Rathaus                     |

