

# furnished 3 room apartment near opera house

📍 1010 Wien, Proximity: Kärtner Straße, Oper

€ 1.790,-/month



## About Property

---

This fully furnished apartment is located in the city center near opera house.

### LOCATION

Shops, restaurants, public transport means (Karlsplatz) are just around the corner.

### PROPERTY

It has following rooms:

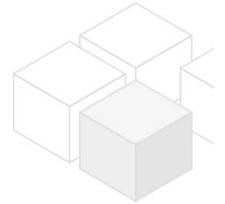
- .entree
- .22m<sup>2</sup> living dining room
- .separate kitchen with window
- .big masterbedroom (22m<sup>2</sup>)
- .second bedroom (18m<sup>2</sup>)
- .bathroom with shower + toilet (floor heating)
- .second toilet
- .storage room

### equipment:

- .wooden and tiled floors
- .furnished
- .washing machine
- .dryer

### COSTS

rent: general maintenance costs and VAT included  
deposit: 3 gross rents



## General

---

Property number	733
Property type	Wohnung

## Costs

---

total rent	€ 1.790,-
------------	-----------

## Keyfacts

---

living area	93m <sup>2</sup>
rooms	3
bedroom	2
bath	1
WC	2
Property age	Neubau
condition	sehr gut
Available from	1.7.2026

---

Contract type                      befristet

## Furnishing

---

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

## Energy Performance Certificate

---

HWB (kwh/m <sup>2</sup> /Jahr)	74.7
HWB Energieklasse	C
fGEE	1.7
fGEE Energieklasse	C

## Lage

---

Verkehrsanbindung	U1, U4, Straßenbahnen
Nähe	Kärtner Straße, Oper

