

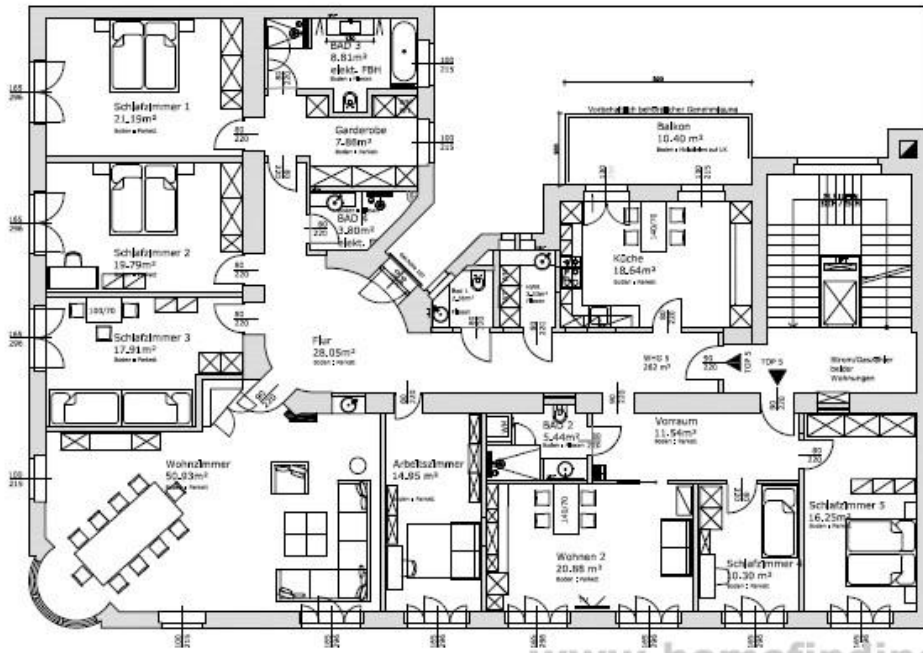
# close to Augarten: 8 rooms, nice balcony, AC

📍 1020 Wien, Proximity: Taborstraße, Augarten, Karmelitermarkt

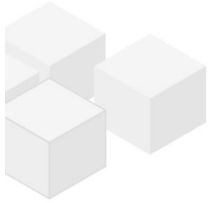
€ 4.970,80/month



## Plans



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



## About Property

---

Great apartment in central location close to Augarten and Karmelitermarkt.

### LOCATION

Shops, restaurants, supermarkets etc can be found around the corner. U2 connects to city center.

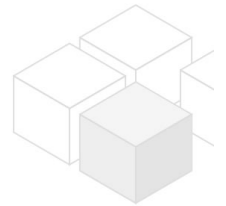
### PROPERTY

The apartment has 2 entrance doors and following rooms:

- .entrée
- .ca 50m<sup>2</sup> living dining room
- .separate kitchen with balcony - facing a calm yard
- .master bedroom with walk in closet
- .bathroom (tub, shower, toilet, window)
- .5-6 further bedrooms
- .bathroom with shower + toilet
- .third bathroom with shower
- .guest toilet
- .laundry room

### equipment:

- .wooden and tiled floors
- .gas heating
- .some rooms with air condition
- .high doors
- .high windows/French doors at all rooms
- .basement storage room possible



### COSTS

rent: general maintenance costs and VAT included

deposit: 4 gross rents

## General

---

Propertynumber	8651
Property type	Wohnung

## Costs

---

net rent	€ 3.804,23
gross rent	€ 4184.65
operating cost	€ 786.15
total rent	€ 4.970,80

## Keyfacts

---

living area	262m <sup>2</sup>
rooms	8

---

bedroom	7
bath	3
WC	3
Property age	Altbau
condition	sehr gut
Available from	sofort
Contract type	befristet

## Furnishing

---

type of heating	Etagenheizung
Flooring	Parkettboden
parking	--
kitchen	ja
Klimaanlage	ja
balcony	ja
elevator	ja

## Energy Performance Certificate

---

HWB (kwh/m <sup>2</sup> /Jahr)	188
HWB Energieklasse	E

## Lage

---

Verkehrsanbindung	U2 Taborstraße, 5A, 5B
Nähe	Taborstraße, Augarten, Karmelitermarkt

