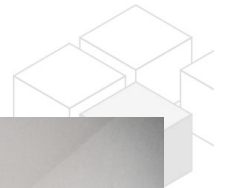


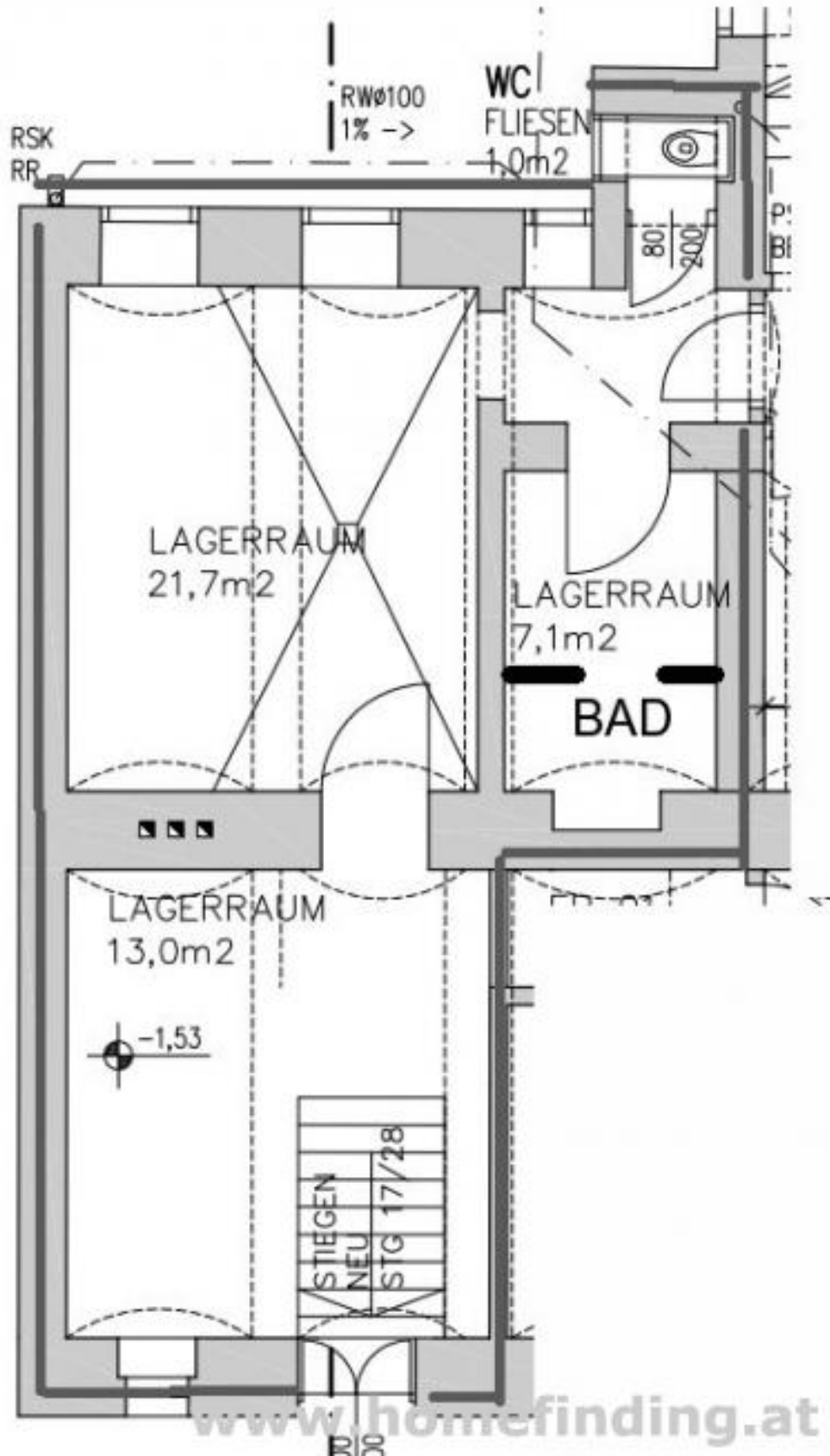
# storage space close to Marxergasse / Wien Mitte

📍 1030 Wien, Proximity: Sofiensäule, Marxergasse

€ 630,-/month



## Plans



## About Property

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This storage space is located in an old Viennese building in central area of the third district near Maryergasse/ Landstraßer Hauptstraße.

### LOCATION

Shops, restaurants and public lines are nearby and can be reached by a short walk.

### PUBLIC TRANSPORT

U4, U3, 1, O, S1, S2, S3, S4, S7, 4A, CAT

### PROPERTY

The storage itself has following rooms:

- .entree
- .2 storage rooms - one with street access
- .toilet
- .bathroom (shower)

### equipment:

toilet, shower, gas heating, NO elevator

### COSTS

rent: general maintenance costs and VAT included

deposit: 3 gross rents

commission: 3 rents + 20% VAT

## General

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Property number	11643
Property type	Lager

## Costs

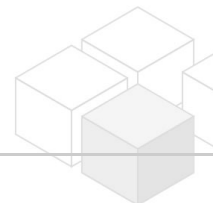
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net rent	€ 390,52
gross rent	€ 468.62
operating cost	€ 161.37
total rent	€ 630,-

## Keyfacts

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living area	65m <sup>2</sup>
rooms	2
bath	1
WC	1
Property age	Altbau
condition	sehr gut
Available from	sofort



Contract type                      befristet

## Furnishing

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type of heating	Etagenheizung
Flooring	Parkettboden
parking	--
kitchen	nein

## Energy Performance Certificate

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HWB (kwh/m <sup>2</sup> /Jahr)	156
HWB Energieklasse	E

## Lage

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Verkehrsanbindung	U4, U3, 1, O, S1, S2, S3, S4, S7, 4A, CAT
Nähe	Sofiensäle, Marxergasse

