

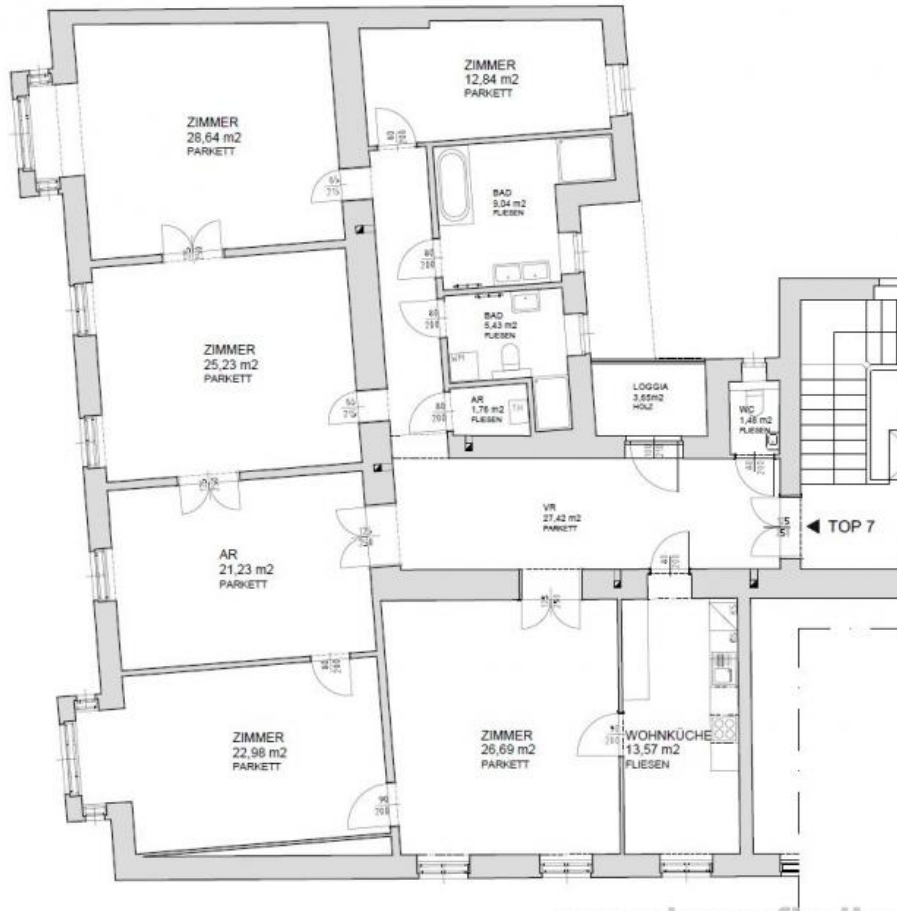
# close to Votivkirche: great 6 room apartment, small loggia

📍 1090 Wien, Proximity: Votivpark, Währinger Straße, Schottentor, Altes AKH

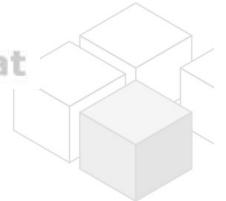
€ 3.297,14/month



Plans



www.homefinding.at



## About Property

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This very beautiful fully refurbished apartment is located close to the city center, not far from Votivkirche and Nationalbank.

### LOCATION

Währinger Straße, Schottentor, Altes AKH and the city center can be reached by a short walk. Shops, restaurants, supermarkets, coffee houses, parks, doctors, university etc area nearby.

### PUBLIC TRANSPORT

37, 38, 40, 41, 42, 43, 44, 5, 33, U2

### PROPERTY

The apartment is on the 3rd floor, faces the street and a calm yard and has following rooms:

- .entree with loggia
- .living dining room ca 26m<sup>2</sup>
- .separate kitchen with window
- .2 big rooms (25m<sup>2</sup>, 28m<sup>2</sup>)
- .bathroom (tub, shower, window)
- .2 smaller rooms (12m<sup>2</sup>, 22m<sup>2</sup>)
- .bathroom (shower, toilet, window)
- .large storage room (21m<sup>2</sup>)
- .guest toilet
- .small storage room (ca 1,7m<sup>2</sup>)

### EQUIPMENT

- .wooden and tiled floors
- .swing doors
- .basement
- .small loggia (ca 3.6m<sup>2</sup>)

### COST

rent: general maintenance costs and VAT included  
deposit: 4 gross rents

## General

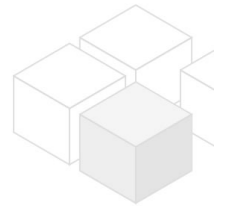
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Property number	11654
Property type	Wohnung

## Costs

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net rent	€ 2.499,50
gross rent	€ 2749.45
operating cost	€ 547.69
total rent	€ 3.297,14



## Keyfacts

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living area	199.96m <sup>2</sup>
rooms	6
bedroom	4
bath	2
WC	2
Property age	Altbau
condition	sehr gut
Available from	sofort
Contract type	unbefristet

## Furnishing

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type of heating	Etagenheizung
Flooring	Parkettboden
parking	--
kitchen	ja
Loggia	1
elevator	ja

## Energy Performance Certificate

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HWB (kwh/m <sup>2</sup> /Jahr)	134.7
HWB Energieklasse	D

## Lage

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Verkehrsanbindung	37, 38, 40, 41, 42, 43, 44, 5, 33, U2
Nähe	Votivpark, Währinger Straße, Schottentor, Altes AKH