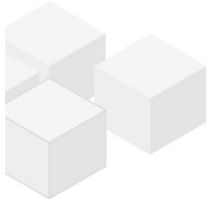


close to Augarten: 4 bedrooms, nice balcony, AC

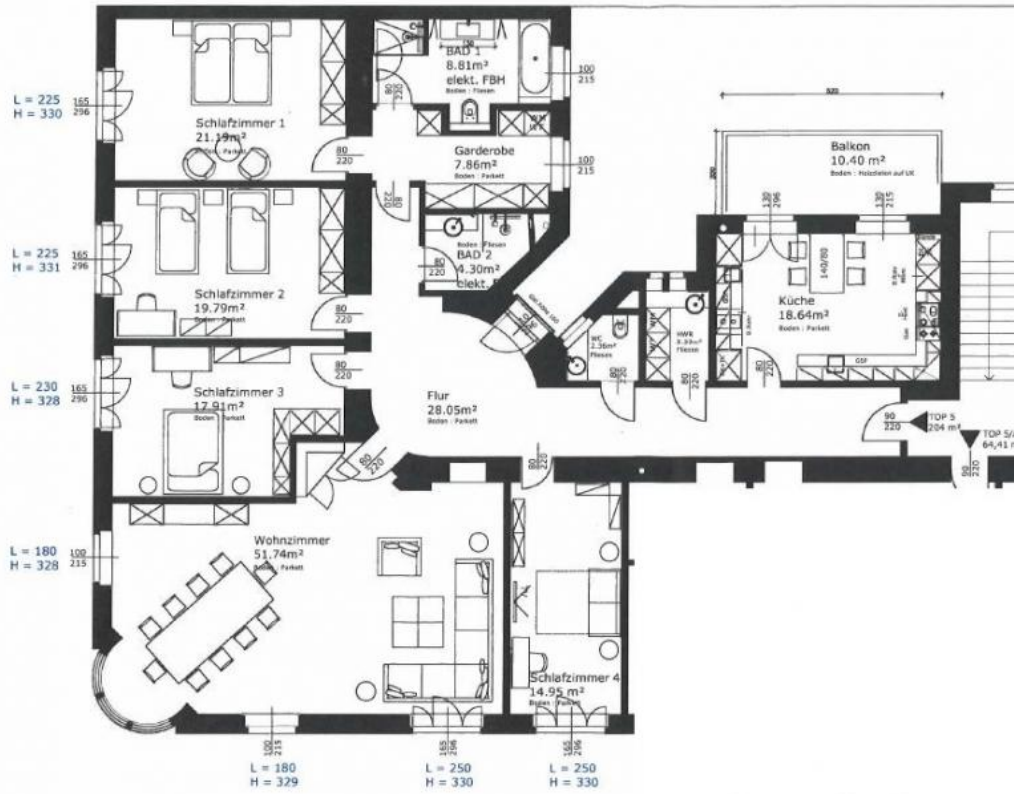


📍 1020 Wien, Proximity: Taborstraße, Augarten, Karmelitermarkt

€ 3.896,-/month



Plans



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 following rooms:

- .entrée
- .ca 50m² living dining room
- .separate kitchen with balcony - facing a calm yard
- .master bedroom with walk in closet
- .bathroom (tub, shower, toilet, window)
- .3 further bedrooms
- .bathroom with shower
- .guest toilet
- .laundry room

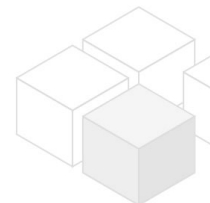
equipment:

- .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

| | |
|-----------------|---------|
| Property number | 11655 |
| Property type | Wohnung |

Costs

| | |
|----------------|------------|
| net rent | € 2.998,94 |
| gross rent | € 3298.83 |
| operating cost | € 597.16 |
| total rent | € 3.896,- |

Keyfacts

| | |
|-------------|-------------------|
| living area | 204m ² |
| rooms | 5 |

| | |
|----------------|-----------|
| bedroom | 4 |
| bath | 2 |
| WC | 2 |
| 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 ² /Jahr) | 188 |
| HWB Energieklasse | E |

Lage

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

