

# spacious oldstyle apartment in central location

📍 1030 Wien, Proximity: Rennweg, Barichgasse, Arenbergpark

€ 1.819,79/month



## Plans



## About Property

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This pretty apartment on the 3rd floor is available for rental in a representative style building in the 3rd district.

### LOCATION

Facilities for daily needs such as shops, post office, banks, cafes etc. are within walking distance.

### PROPERTY

This 3-room apartment has the following rooms:

- .large entree
- .living dining room with open kitchen and balcony
- .2 bedrooms (ca 15m<sup>2</sup>, ca 24m<sup>2</sup>)
- .bathroom (tub, shower)
- .separate toilet with window
- .storage room

### EQUIPMENT

- .wooden and tiled floors
- .balcony (approx. 2.15m<sup>2</sup>)
- .basement

### COST

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

## General

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|                |         |
|----------------|---------|
| Propertynumber | 11666   |
| Property type  | Wohnung |

## Costs

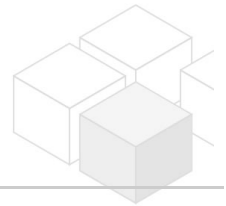
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|                |            |
|----------------|------------|
| net rent       | € 1.391,04 |
| gross rent     | € 1530.14  |
| operating cost | € 289.65   |
| total rent     | € 1.819,79 |

## Keyfacts

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|              |                     |
|--------------|---------------------|
| living area  | 99.36m <sup>2</sup> |
| rooms        | 3                   |
| bedroom      | 2                   |
| bath         | 1                   |
| WC           | 1                   |
| Property age | Altbau              |



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|                |             |
|----------------|-------------|
| condition      | sehr gut    |
| Available from | 15.1.2024   |
| Contract type  | unbefristet |

## Furnishing

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

## Energy Performance Certificate

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|                                |     |
|--------------------------------|-----|
| HWB (kwh/m <sup>2</sup> /Jahr) | 141 |
| HWB Energieklasse              | D   |

## Lage

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|                           |   |
|---------------------------|---|
| Verkehrsanbindung<br>Nähe | O, 71, 4A, S-Bahn-Station Rennweg<br>Rennweg, Barichgasse, Arenbergpark |
|---------------------------|---|

