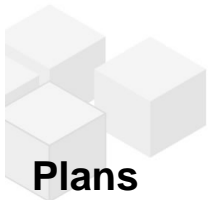


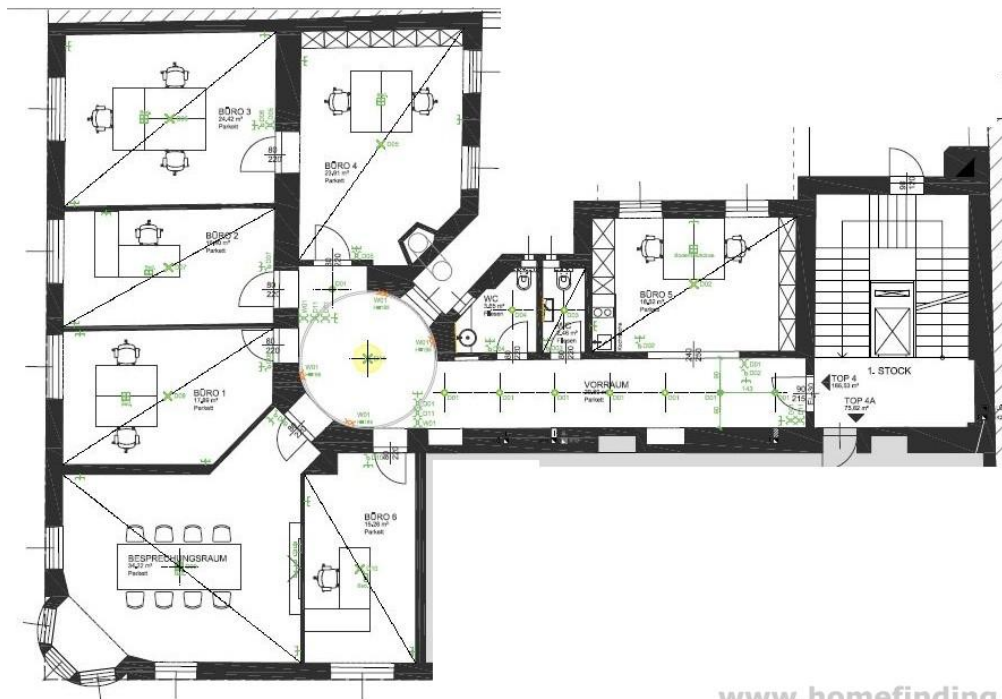
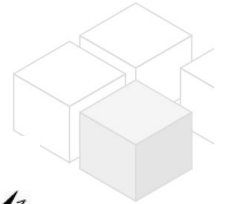
# close to Augarten: fully refurbished office

📍 1020 Wien, Proximity: Taborstraße, Augarten, Karmelitermarkt

€ 3.357,54/month



Plans



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

## About Property

Great office 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 office has following rooms:

- .6 office rooms
- .1 meeting room
- .2 toilet

### equipment:

- .wooden and tiled floors
- .gas heating
- .floor heating
- .AC

### COSTS

rent: general maintenance costs not included; VAT included

deposit: 4 gross rents

commission: 3 rents + 20% VAT

## General

Property number	11675
Property type	Büro

## Costs

net rent	€ 2.797,95
gross rent	€ 3357.54
total rent	€ 3.357,54

## Keyfacts

living area	186.53m <sup>2</sup>
rooms	7
bedroom	4
WC	2
Property age	Altbau
condition	sehr gut
Available from	April/ Mai 2025
Contract type	befristet

## Furnishing

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

## Energy Performance Certificate

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

## Lage

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

