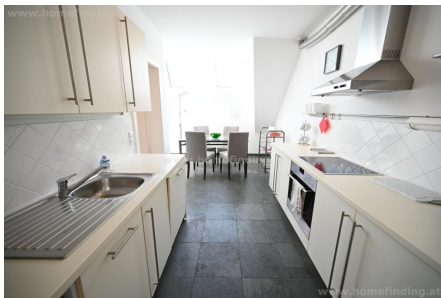


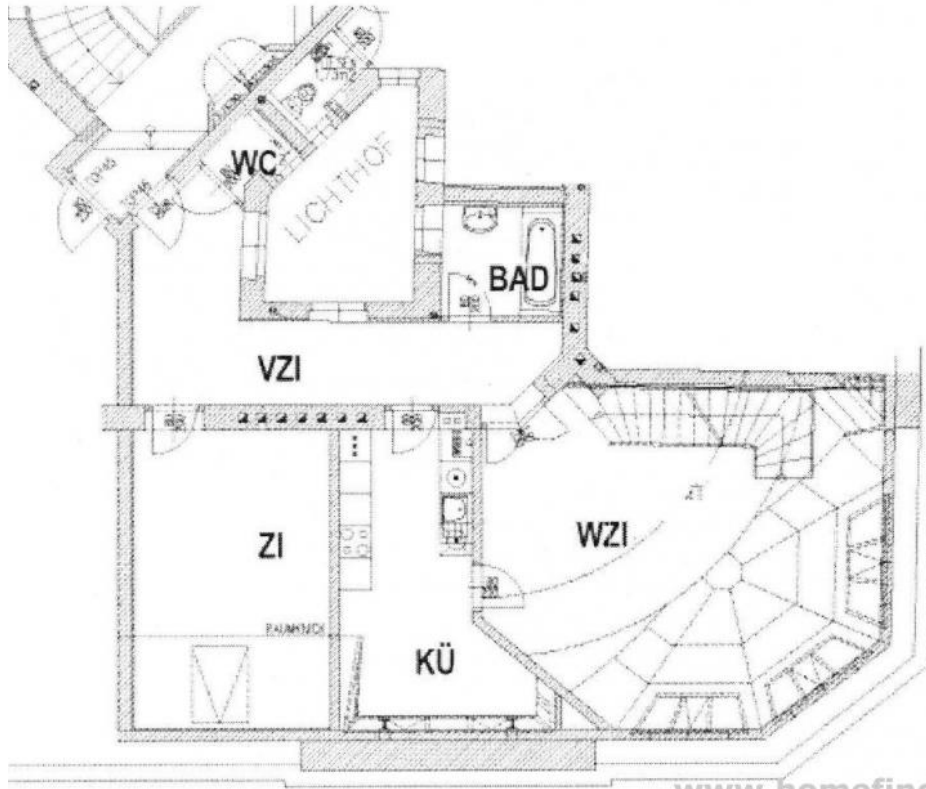
# furnished duplex apartment with terrace

📍 1040 Wien, Proximity: Argentinierstraße, Schwarzenbergplatz, Resselpark

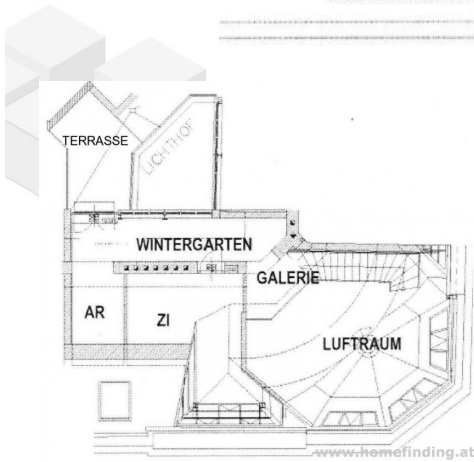
€ 2.602,56/month



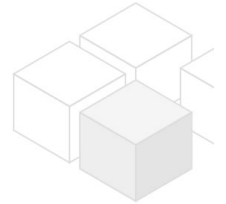
## Plans



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



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## About Property

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Furnished duplex apartment in central and calm situation and in walkable distance to the Karlsplatz.

### LOCATION

Very good infrastructure, U1 can be found almost in front of the building.

### PROPERTY

The apartment shows following rooms:

#### >level 1:

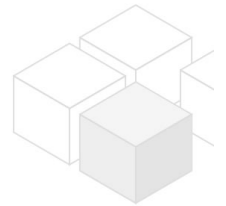
- .entrance
- .big living dining room
- .separate kitchen with window
- .bedroom
- .bathroom with tub
- .separate toilet

#### >level 2:

- .open room with reading corner and terrace
- .bedroom

#### equipment:

- .wooden and tiled floors
- .ca 9m<sup>2</sup> terrace
- .AC



### COSTS

rent: general maintenance costs and VAT included

deposit: € 10.000,00

## General

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Property number	1675
Property type	Wohnung

## Costs

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net rent	€ 2.010,65
gross rent	€ 2.211,72
operating cost	€ 390,84
total rent	€ 2.602,56

## Keyfacts

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living area	146m <sup>2</sup>
rooms	3

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bedroom	2
bath	1
WC	1
Property age	Altbau
condition	sehr gut
Available from	sofort
Contract type	unbefristet

## Furnishing

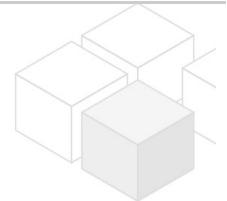
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type of heating	Etagenheizung
furnished	ja
Flooring	Parkettboden
parking	--
kitchen	ja
Klimaanlage	ja
Terrasse	1
elevator	ja

## Energy Performance Certificate

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HWB (kwh/m <sup>2</sup> /Jahr)	73.3
HWB Energieklasse	C



## Lage

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Verkehrsanbindung	U1, 1, 62, D, 71
Nähe	Argentinerstraße, Schwarzenbergplatz, Resselpark