

furnished apartment (1.5 bedrooms) in city centre



📍 1010 Wien, Proximity: Am Hof, Graben

€ 3.990,-/month



About Property

This great old style apartment is situated in perfect location of the first district.

LOCATION

Shops, restaurants, public transport and public garages are just around the corner.

PROPERTY

The apartment is situated on the fourth floor (elevator) and has following rooms:

large entree with built-in wardrobe, living-dining room with open fire place, separate kitchen, guest bedroom/study room with bathroom (shower), large bedroom with bathroom (shower + tub + toilet + bidet), guest toilet.

equipment: wooden and tiled floors, built-in wardrobes. The apartment is almost fully furnished.

rent: general maintenance costs and VAT included

deposit: 3 gross rents

commission: 2 rents + 20% VAT

General

Property number	1849
Property type	Wohnung

Costs

net rent	€ 3.144,27
gross rent	€ 3458.7
operating cost	€ 531.3
total rent	€ 3.990,-

Keyfacts

living area	150m ²
rooms	3
bedroom	2
bath	2
WC	1
Property age	Altbau
condition	sehr gut
Available from	sofort
Contract type	befristet

Furnishing

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

Energy Performance Certificate

HWB (kwh/m ² /Jahr)	185
HWB Energieklasse	E

Lage

Verkehrsanbindung	U3 Herrengasse
Nähe	Am Hof, Graben

