

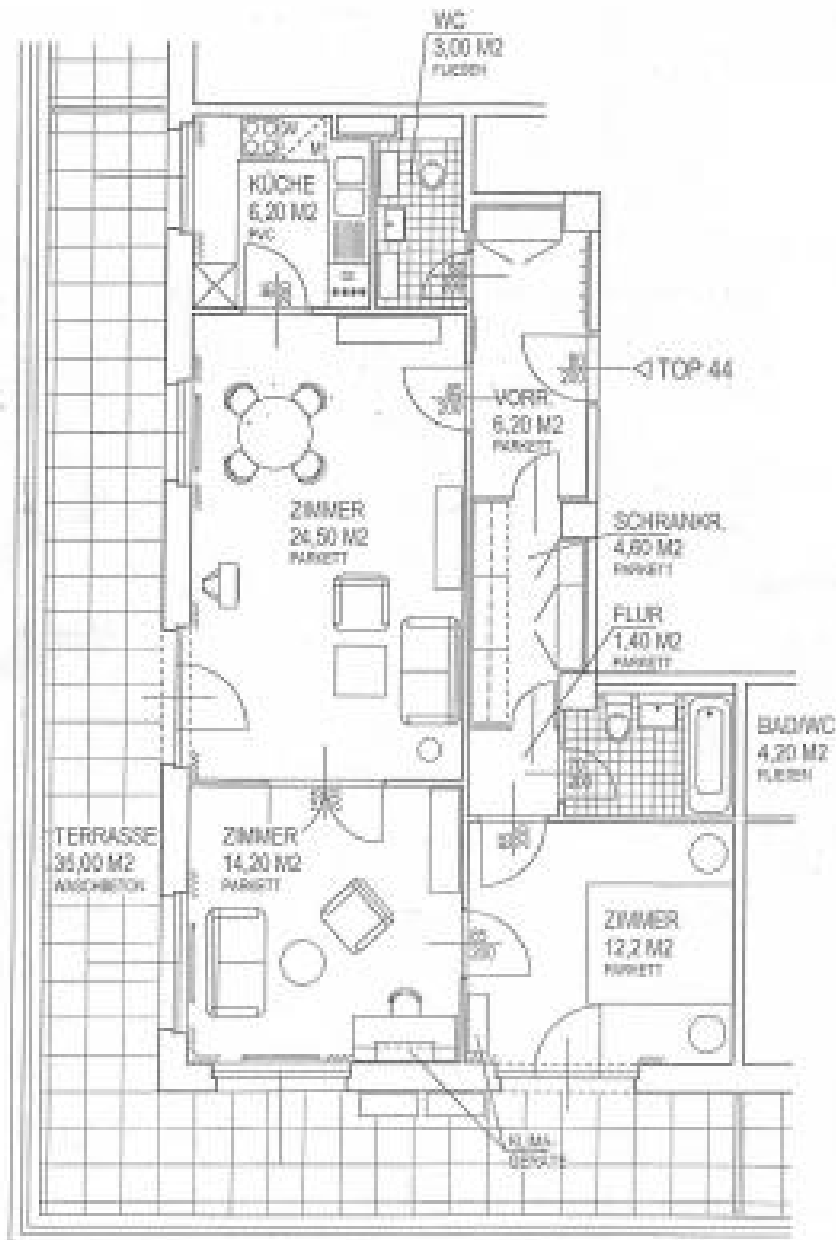
# expat flat - furnished apartment close to Stephansplatz

📍 1010 Wien, Proximity: Oper

€ 2.345,-/month



## Plans



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

## About Property

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very nice apartment - fully furnished - in a modern building (year of construction: 1970).

### LOCATION

The location is great - shops, restaurants, opera house etc are just around the corner.

### PROPERTY

The apartment itself is situated on the 8th floor and has following rooms:

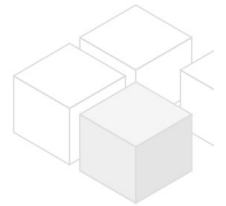
- .entrance room
- .living room with access to the 36m<sup>2</sup> terrace
- .separate kitchen
- .2 bedrooms
- .bathroom
- .separate toilet
- .walk-in closet

### equipment:

- .wooden and tiled floors,
- .ca 34m<sup>2</sup> terrace
- .air condition.

### COSTS

- rent: general maintenance cost and VAT included
- additional monthly costs: € 178,47 for heating and warm water.
- .deposit: 4 gross rents



## General

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Property number	305
Property type	Wohnung

## Costs

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net rent	€ 2.033,64
gross rent	€ 2237
other operating costs	€ 108
total rent	€ 2.345,-

## Keyfacts

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living area	76.5m <sup>2</sup>
rooms	3
bedroom	2
bath	1
WC	2
Property age	Neubau

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condition	sehr gut
Available from	sofort
Contract type	befristet

## Furnishing

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type of heating	Zentralheizung
furnished	ja
Flooring	Parkettboden
parking	--
kitchen	ja
Washing machine	ja
Klimaanlage	ja
balcony	ja
Terrasse	1
elevator	ja
Kabelfernsehen	ja

## Energy Performance Certificate

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HWB (kwh/m <sup>2</sup> /Jahr)	98
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## Lage

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Verkehrsanbindung	U1, U4,
Nähe	Oper

