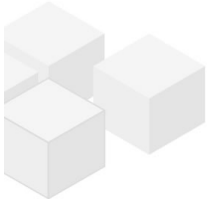


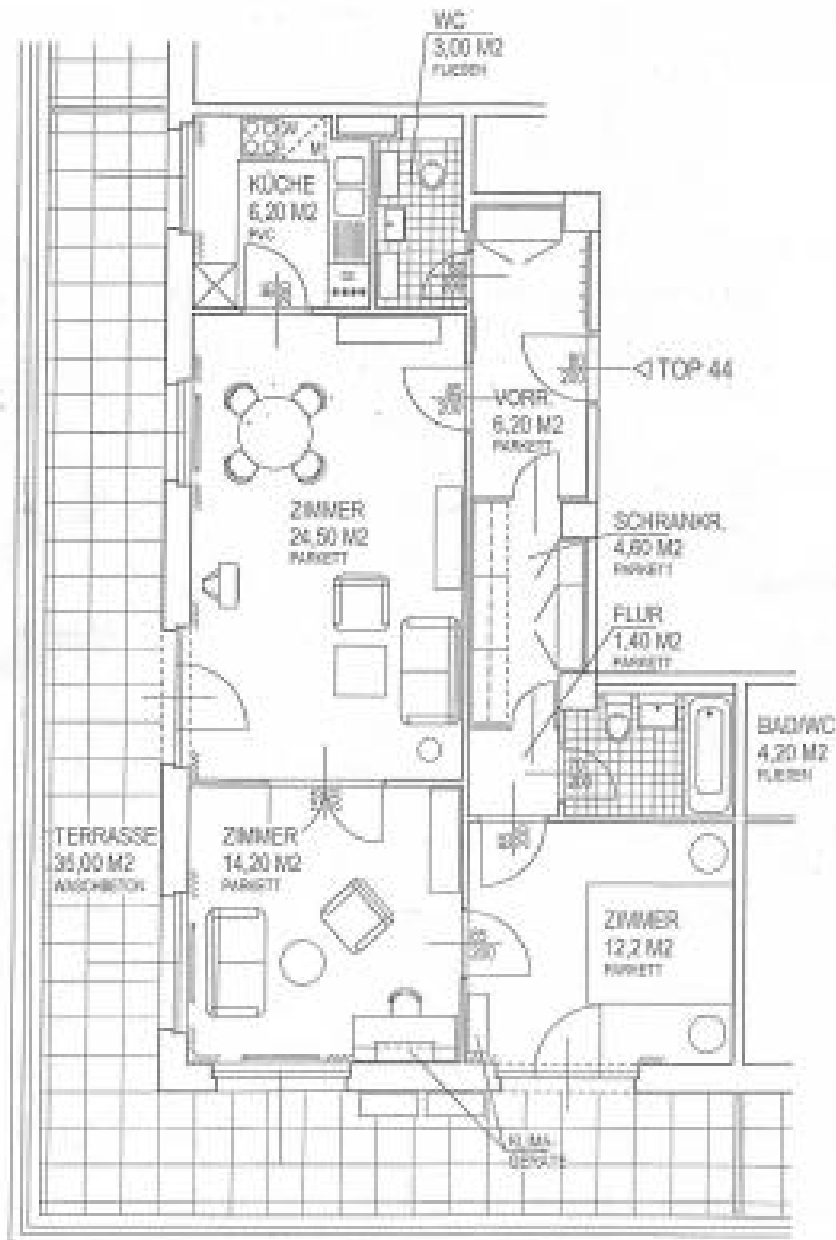
# expat flat - furnished apartment close to Stephansplatz

📍 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:

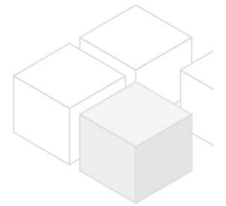
- .entrance room
- .living room with access to the 36m<sup>2</sup> terrace
- .separate kitchen
- .2 bedrooms
- .bathroom
- .separate toilet
- .walk-in closet

### 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 |
|--------------------------------|----|

## Lage

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|                   |         |
|-------------------|---------|
| Verkehrsanbindung | U1, U4, |
| Nähe              | Oper    |

