

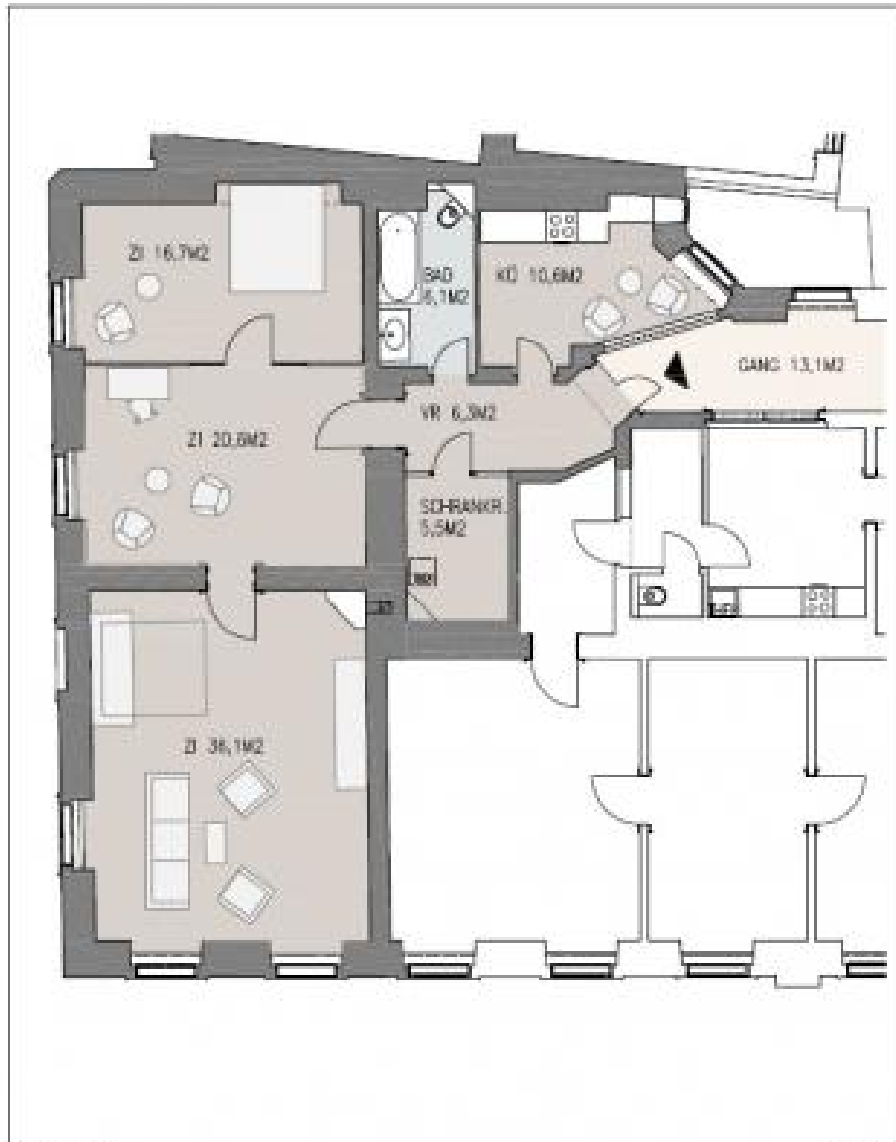
## nice 3 rooms close to Wiedner Hauptstraße

📍 1040 Wien, Proximity: Oper, Karlsplatz

€ 1.798,-/month



Plans



3. OG - LFT

M 1 : 100

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## About Property

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This nice old style apartment is situated in great location within walking distance to Naschmarkt.

### LOCATION

Shops, restaurants, supermarkets etc can be found at Wiedner Hauptstraße. The public lines U1, U4, 1, 62, 59A, Badner Bahn connect to other parts of the city.

### PROPERTY

The apartment itself has following rooms:

- .entree
- .living room
- .separate kitchen with window
- .bedroom
- .second room (maybe study or dining room)
- .bathroom (tub, toilet)
- .walk in closet.

### equipment:

wooden and tiled floors, swing doors, high ceilings, open air parking can be rent separately.

### COSTS

Rent: general maintenance costs and VAT included

Deposit: € 5500.00

## General

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Property number	6568
Property type	Wohnung

## Costs

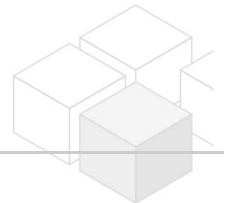
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net rent	€ 1.353,79
gross rent	€ 1489.17
operating cost	€ 308.83
total rent	€ 1.798,-

## Keyfacts

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living area	108.47m <sup>2</sup>
rooms	3
bedroom	1
bath	1
WC	1
Property age	Altbau
condition	sehr gut



Available from	15.11.2024
Contract type	unbefristet

## Furnishing

type of heating	Etagenheizung
Flooring	Parkettboden
parking	Freiplatz
kitchen	ja
elevator	ja
Kabelfernsehen	ja

## Energy Performance Certificate

HWB (kwh/m <sup>2</sup> /Jahr)	78.3
HWB Energieklasse	C

## Lage

Verkehrsanbindung Nähe	U1, U4, 1, 62, 59A, Badner Bahn Oper, Karlsplatz
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