

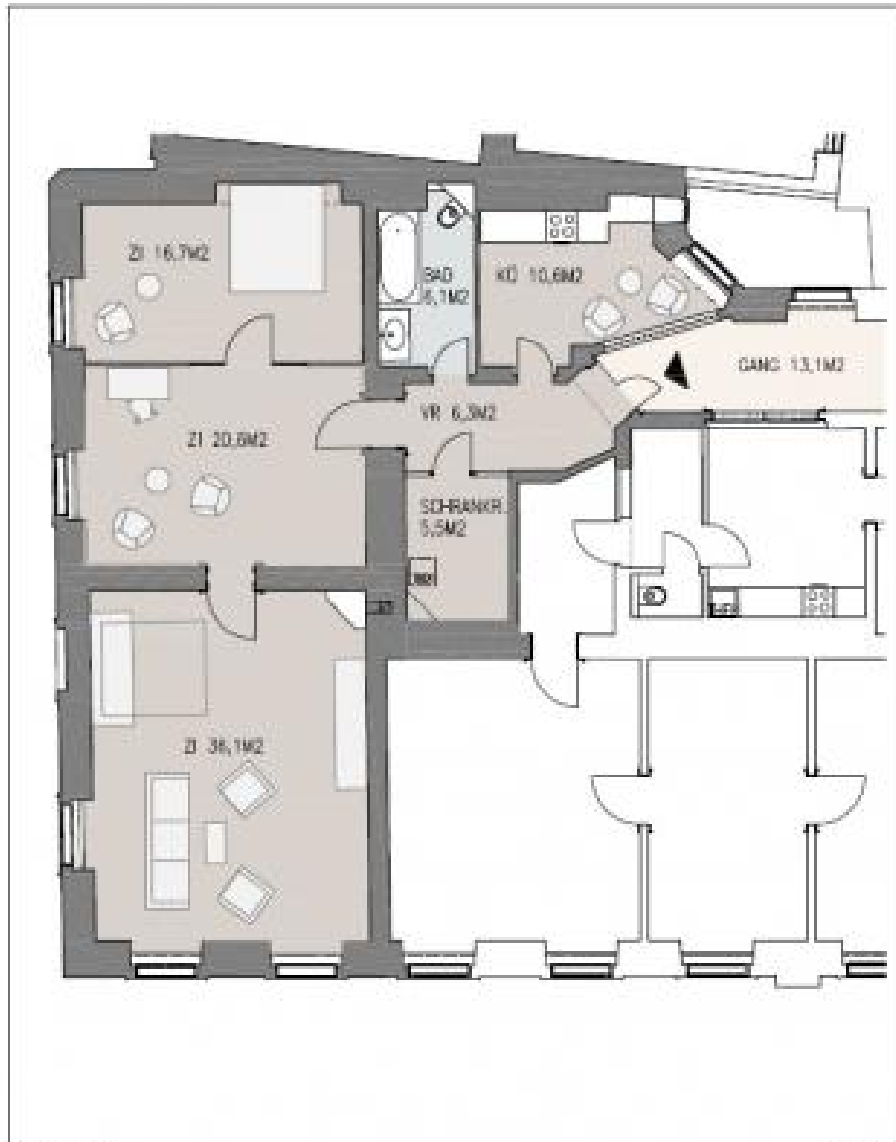
nice 3 rooms close to Wiedner Hauptstraße

📍 1040 Wien, Proximity: Oper, Karlsplatz

€ 1.798,-/month



Plans



3. OG - LFT

M 1 : 100

www.homefinding.at

About Property

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

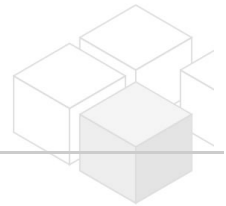
Property number	6568
Property type	Wohnung

Costs

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

Keyfacts

living area	108.47m ²
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 ² /Jahr)	78.3
HWB Energieklasse	C

Lage

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