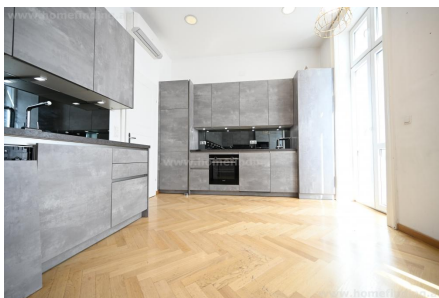


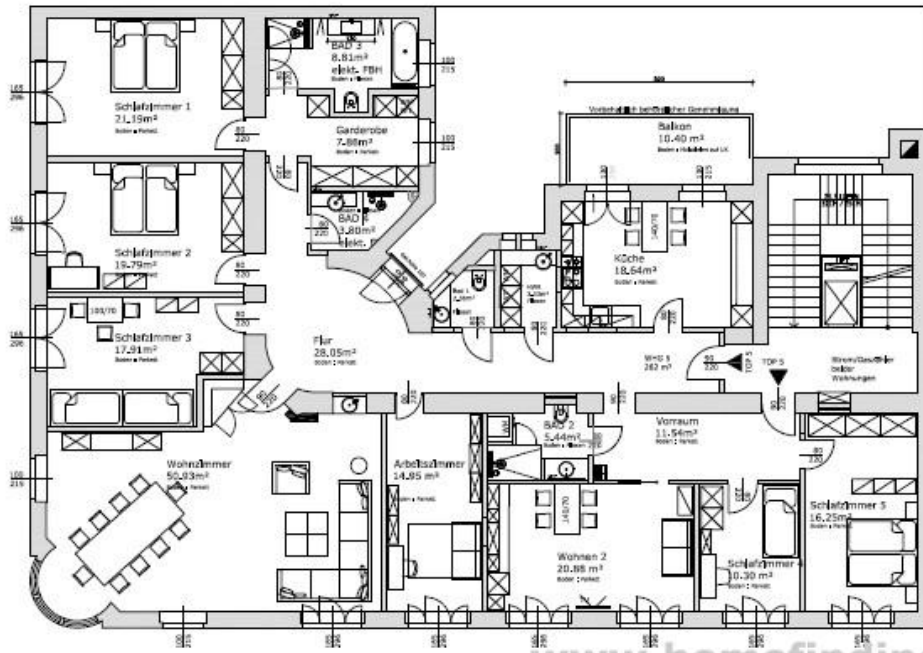
close to Augarten: 8 rooms, nice balcony, AC

📍 1020 Wien, Proximity: Taborstraße, Augarten, Karmelitermarkt

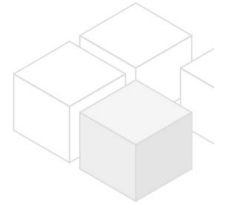
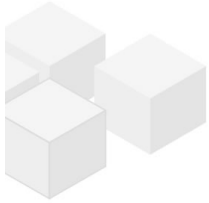
€ 5.000,-/month



Plans



www.homefinding.at



About Property

Great apartment in central location close to Augarten and Karmelitermarkt.

LOCATION

Shops, restaurants, supermarkets etc can be found around the corner. U2 connects to city center.

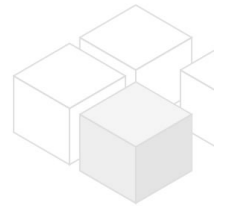
PROPERTY

The apartment has 2 entrance doors and following rooms:

- .entrée
- .ca 50m² living dining room
- .separate kitchen with balcony - facing a calm yard
- .master bedroom with walk in closet
- .bathroom (tub, shower, toilet, window)
- .5-6 further bedrooms
- .bathroom with shower + toilet
- .third bathroom with shower
- .guest toilet
- .laundry room

equipment:

- .wooden and tiled floors
- .gas heating
- .some rooms with air condition
- .high doors
- .high windows/French doors at all rooms
- .basement storage room possible



COSTS

rent: general maintenance costs and VAT included

deposit: 4 gross rents

General

Propertynumber	8651
Property type	Wohnung

Costs

total rent	€ 5.000,-
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Keyfacts

living area	262m ²
rooms	8
bedroom	7
bath	3
WC	3

Property age	Altbau
condition	sehr gut
Available from	15.9.2024
Contract type	befristet

Furnishing

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

Energy Performance Certificate

HWB (kwh/m ² /Jahr)	188
HWB Energieklasse	E

Lage

Verkehrsanbindung	U2 Taborstraße, 5A, 5B
Nähe	Taborstraße, Augarten, Karmelitermarkt

