



Mariahilfer Straße 97 Allgemein

1060 Wien
Apartment Top 8

Effective area	Terrace	Rooms	Floor
191,58 m ²	10,72 m ²	5 Rooms	4. OG
Total rent			
€ 4.497,16			

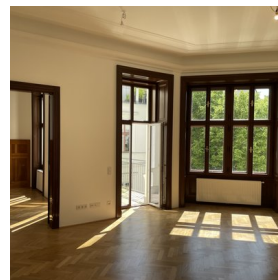
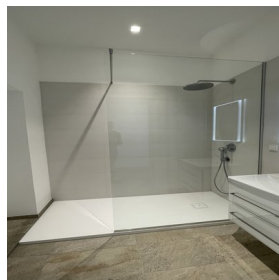


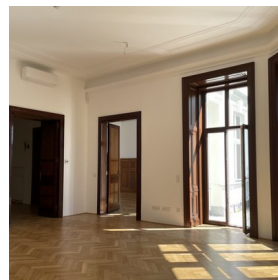
Ing. Michael Finding

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Pictures





Details

Floor Plan

Vorzimmer, Abstellraum, Bad WC, Küche, Terrasse, 1 Bad, 1 WC, 5 Zimmer

Fittings

Parkettboden, Telefonanschluss, Klimaanlage, Alarmanlage, moderne Einbauküche, Regendusche

Locations

Bus: 13A, 14A, 57A, Straßenbahn: 5, U-Bahn Nähe: U3, Zentrumsnähe, In unmittelbarer Nähe: Ärzte, Apotheken, Geschäfte des täglichen Bedarfs, Schulen, Kindergärten

Conditions
sehr gut

Available
ab sofort

Lease Terms
unbefristet

Elevator
ja

Cellar
ja

Garage
zusätzlich anmietbar um monatlich EUR 154

Heat
Fernwärme

Energy Certificate
E, 165.3 kWh/m²a

Cost Details

Monthly Costs	€/m ²	VAT %	NET	PRE-TAX
Rent	17,94	10	3.485,02	3.833,52
Operating Costs *	1,84	10	352,51	387,76
Heating Costs **	1,20	20	229,90	275,88
Total	20,98	-	4.067,43	4.497,16

*)The operating costs are advance payments. The amount of these costs may change after the rendering of the annual accounts.

**) Heating costs are invoiced according to consumption or per square metre depending on the type of object at the end of each year and are included in the total costs as prepayment.

One-time costs	€
Deposit	19 500,00
Commission	keine
One-Off Payment	keine Ablöse

Please note, that IG Immobilien Management GmbH is in a fiduciary and fiscal relationship with the real estate object's proprietor.

Maps



Address
Mariahilfer Straße 97
Allgemein
1060 Wien

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