



Garelligasse 3

1090 Wien

Apartment Top 12

Effective area	Terrace	Conservatory	Rooms	Floor
153,88 m ²	12,28 m ²	11,00 m ²	3 Rooms	1. DG
Total rent				
€ 3.393,35				



Ing. Michael Finding

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[Pictures](#)

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Floor Plan

Vorzimmer, Abstellraum, Schlafzimmer, Wohnküche, Terrasse, Wintergarten, 2 Bäder, 2 WCs, 3 Zimmer

Fittings

Parkettboden, Telefonanschluss, Klimaanlage, moderne Einbauküche, Außenjalousien, Keramische Bodenbeläge

Locations

Zentrumsnähe, U-Bahn Nähe, in ruhiger Lage, Straßenbahn

Conditions neuwertig	Style 1888	Available ab sofort	Lease Terms unbefristet	Elevator ja	Cellar ja
Garage in unmittelbarer Nähe anmietbar			Heat Fußbodenheizung		
Energy Certificate C, 80.03 kWh/m ² a					

Cost Details

Monthly Costs	€/m ²	VAT %	NET	PRE-TAX
Rent	14,50	10	2.435,27	2.678,80
Operating Costs *	1,82	10	300,07	330,08
Heating Costs **	1,11	20	182,90	219,48
Hot water costs **	0,91	10	150,00	165,00
Total	18,34	-	3.068,24	3.393,35

**) 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	13 573,40

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

Maps



Address
Garelligasse 3
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