

CONTACT



Mag. Elena Garanina, MA

Mobile : +43 664 303 40 64
 e-mail : elena.garanina@immotrading.at
 company : ImmoTrading GmbH
 address : 1010 Wien, Kärntner Ring 5-7
[More objects from this agent](#)



BASIC DATA

object number: **3056/147**
 object type: **Office**
 state: **Wien**
 address: **1010 Wien**
 total costs: **€ 479.-**
 Effective area: **approx. 8.00 - 300.00 m²**

DESCRIPTION

EXCLUSIVE OFFICE NEAR VIENNA OPERA

The offices are located in a modern building of the Ringstrassen Galerie, right in the heart of Vienna's city center and in the immediate vicinity of the Vienna State Opera, the Burggarten Park and the main shopping street Kärntner Strasse. Inside the building, there are many shops for daily needs and cafes. In good weather there is a chance to enjoy the Schanigärten, watch the bustle around and enjoy the sun.

Many sightseeing of Vienna such as the parliament, the town hall, the castle garden as well as the technical and art history museum could be reached easily by tram (just a few steps). The tram station is located directly on the Kärntner Ring. A short walk leads directly to St. Stephen's Cathedral and the Kärntner Straße where all kind of shops and restaurants could be found.

The tram lines D, 1, 2, 71 and the subway ones U1, U4, U2 are located in front of the building what makes it very easy to reach the office. In the building, there is the in-house garage.

There are office spaces from about 10 to about 300 square meters. The stated rental prices are starting prices (for a work table, approx. 8 m2).

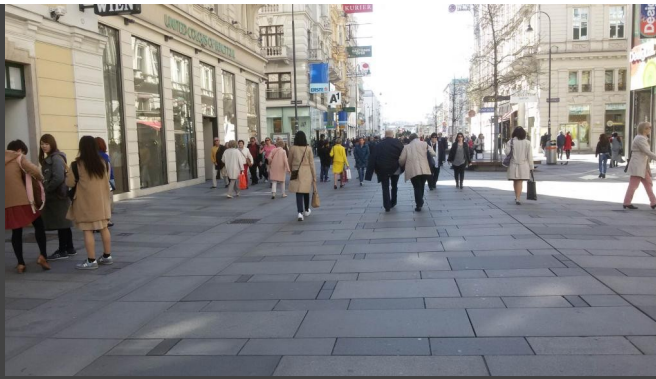
Net rent: **€ 479.-**
 total costs: **€ 479.-**
 tenant commission: **3 MM plus 10% VAT**

Effective area: **approx. 8.00 - 300.00 m²**

move-in as of: **right now**
 Elevator: **Yes**
 furniture: **compl. furnished**
 heating: **central heating**
 condition: **very good**
 floor: **7**

Air conditioning: preinstalled; **Administration:** rooms modifiable; **Location:** City centre; **Features:** wheelchair-accessible, tea kitchen, furnished, Openable windows, Server room, Porter, Access system, New building; **Security:** security, alarm; **Public transport:** Subway, Rapid transit, Tram, Bus





IMMOTRADING GMBH
Kärntner Ring 5-7, 1010 Vienna, Austria
+43 664 350 4000
office@immotrading.at

Imprint

CONTACT US:

Name *

Street, House Nr.

ZIP, city

Phone *

E-Mail *

