

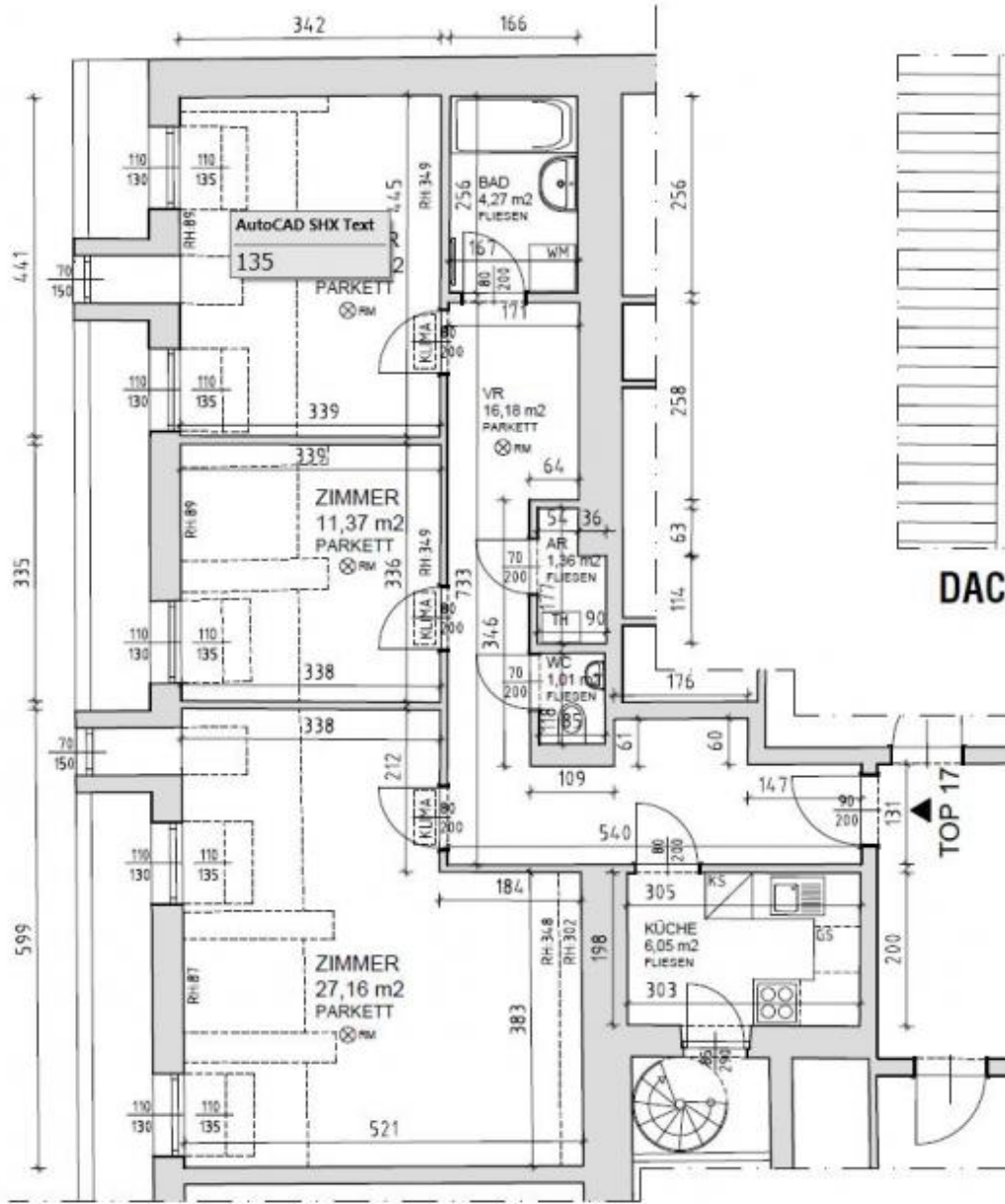
## apartment with roof terrace close to city hall

📍 1010 Wien, Proximity: Auerspergstraße, Parlament, Rathaus

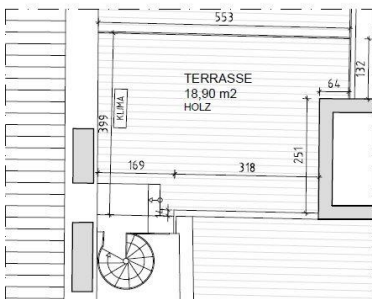
€ 2.499,66/month



### Plans



**DACHGESCHOSS** [www.homefinding.at](http://www.homefinding.at)



**DACHDRAUFSICHT**  
[www.homefinding.at](http://www.homefinding.at)

## About Property

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This great apartment is located in a central city location near Rathausplatz.

### LOCATION

The residential area is quiet yet offers good connections to the other districts. The nearby Josefstädter Straße offers excellent access to shops, restaurants, supermarkets, etc.

### PUBLIC LINES:

U2, U2, U46, tram lines at Ringstraße

### PROPERTY

The apartment itself has following layout:

#### >Level 1:

- .entree
- .living dining room (ca 27m<sup>2</sup>)
- .separate kitchen with stairs to roof terrace
- .2 bedrooms (11m<sup>2</sup>, 15m<sup>2</sup>)
- .bathroom (tub)
- .separate toilet
- .storage room

#### >Level 2:

- .roof terrace (approx. 18.90 m<sup>2</sup>)

### EQUIPMENT

- .Wooden and tiled floors
- .Roof terrace (approx. 18.90 m<sup>2</sup>)
- .Cellar storage compartment

### REQUIREMENTS

- .Monthly net household income > 3 times the rent
- .3 current pay slips/employment contract/income tax assessment
- .Guarantor: monthly net income > 4 times the rent

### COSTS

- rent: general maintenance costs, elevator costs and VAT included
- deposit: 4 gross rents

## General

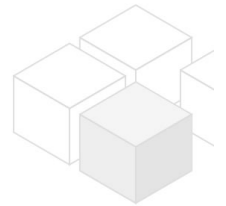
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Property number	11741
Property type	Wohnung

## Costs

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net rent	€ 2.053,-
gross rent	€ 2258.3
operating cost	€ 241.36



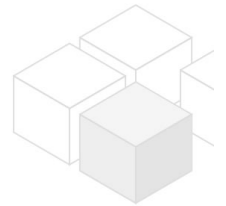
total rent	€ 2.499,66
Kaution	€ 9989

## Keyfacts

living area	82.49m <sup>2</sup>
rooms	3
bedroom	2
bath	1
WC	1
Property age	Altbau
condition	sehr gut
Contract type	unbefristet

## Furnishing

type of heating	Etagenheizung
Flooring	Parkettboden
parking	--
kitchen	ja
Klimaanlage	ja
Terrasse	1
elevator	ja



## Energy Performance Certificate

HWB (kwh/m <sup>2</sup> /Jahr)	110
HWB Energieklasse	D

## Lage

Verkehrsanbindung	U2, 2, 46, Ringlinien
Nähe	Auerspergstraße, Parlament, Rathaus