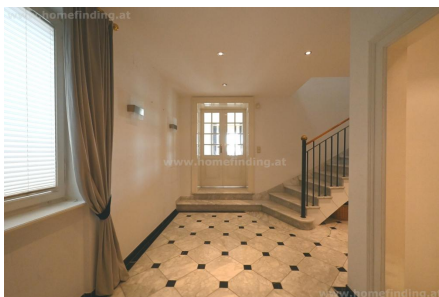


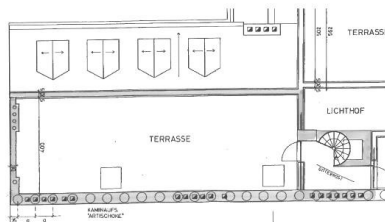
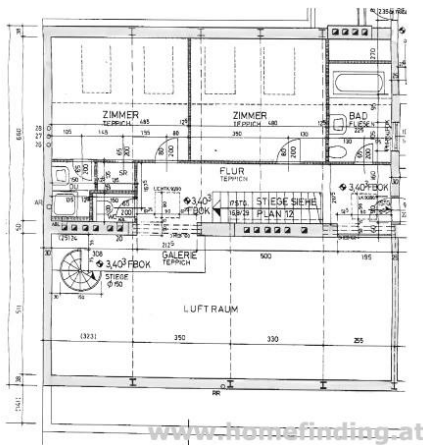
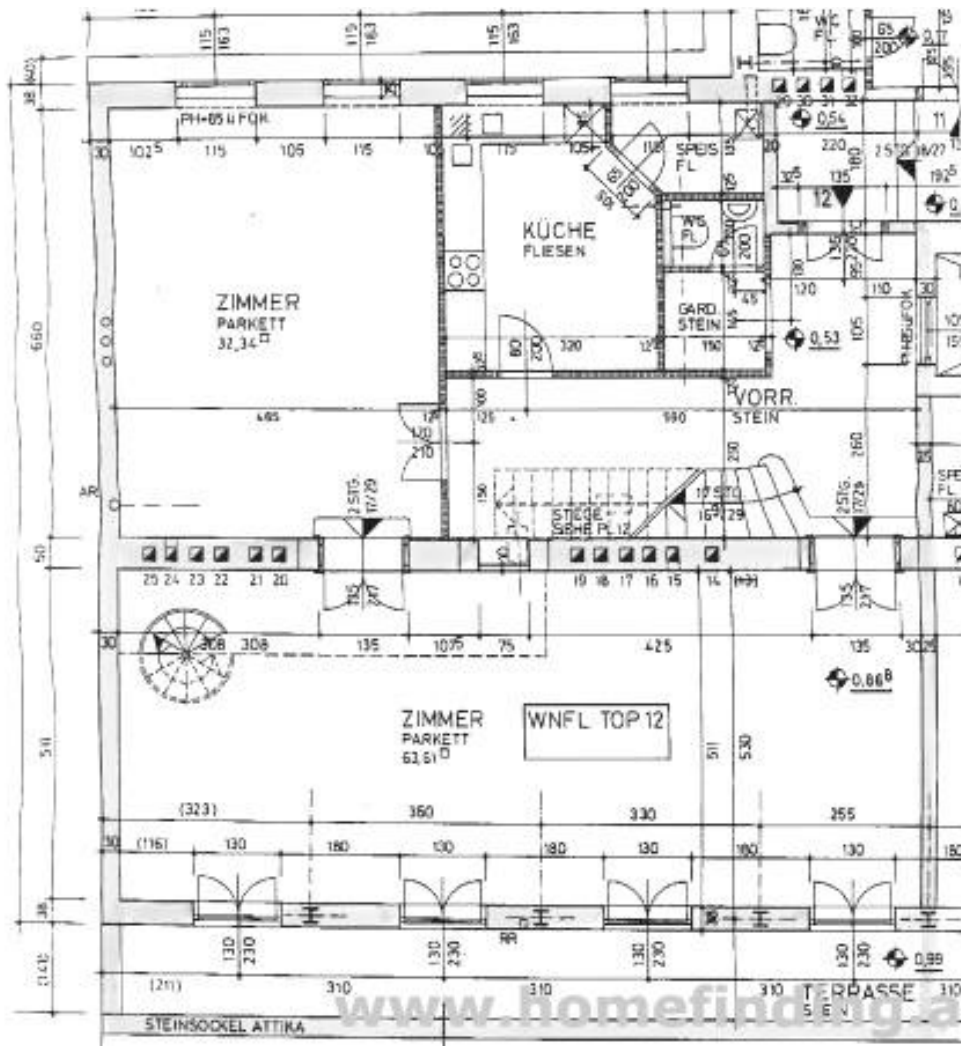
great apartment with roof terrace close to Parlament

📍 1010 Wien, Proximity: Parlament, Rathausplatz, Volksgarten

€ 7.114,30 /month



Plans



www.homefinding.at

About Property

Very nice apartment on the attic of an old style building close to "Parlament". It was built as a duplex apartment and has following rooms:

>level 1:

- .entree
- .very spacious living room (63m²) with 4 doors to a terrace
- .separate kitchen with pantry
- .dining room or big bedroom
- .guest toilet

>level 2:

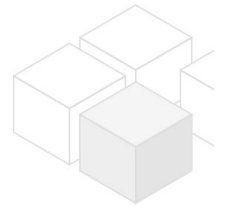
- .hallway
- .master bedroom with bathroom (shower) and small walk-in closet
- .second bedroom
- .second bathroom with tub + toilet
- .separate toilet

>level 3:

- .50m² roof garden/terrace with amazing 360 view.

EQUIPMENT

- .wooden and tiled floors
- .marble bathrooms
- .AC
- .curtains
- .light fixture
- .17m² terrace area
- .50m² roof garden
- .marble and wooden floors
- .cellar
- .sat-tv



COSTS

rent: general maintenance costs and VAT included

deposit: € 22000.00

General

Property number	2378
Property type	Wohnung

Costs

net rent	€ 5.685,25
gross rent	€ 6253.78
operating cost	€ 559.31
other operating costs	€ 301.2
total rent	€ 7.114,30

Keyfacts

living area	213.33m ²
rooms	4
bedroom	3
bath	2
WC	3
Property age	Altbau
condition	sehr gut
Available from	sofort
Contract type	befristet

Furnishing

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

Energy Performance Certificate

HWB Energieklasse	D
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Lage

Verkehrsanbindung	46, 2, U3, 1, 71, D, 13A, 49, 48A
Nähe	Parlament, Rathausplatz, Volksgarten