great apartment with roof terrace close to Parlament

1010 Wien, Proximity: Parlament, Rathausplatz, Volksgarten

€ 7.114,30 /month







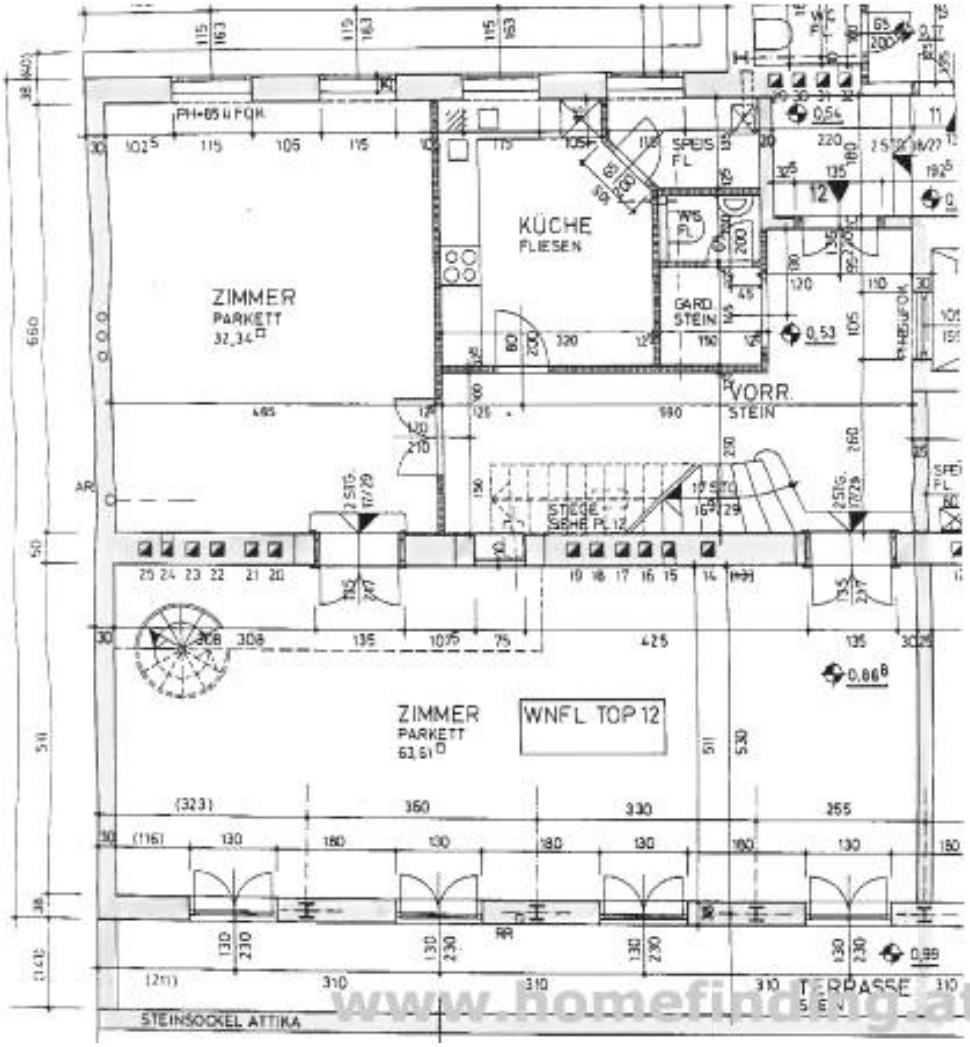


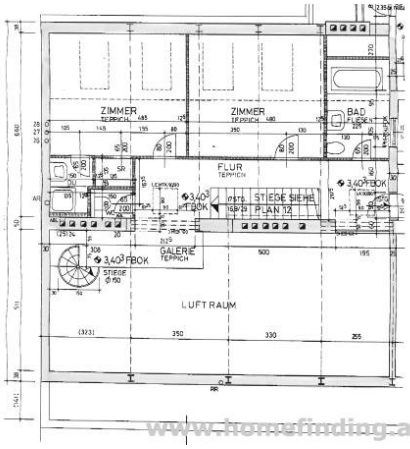


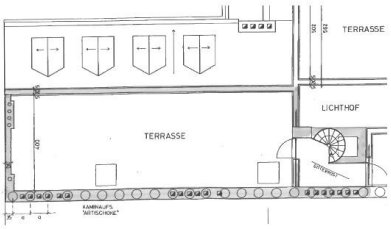




Plans







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

Propertynumber	2378
Property type	Wohnung

Costs

net rent	€ 5.685,25
gross rent	€ 6253.78
operating cost	€ 559.31
outher 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 (kwh/m^2/Jahr)	97.5
HWB Energieklasse	C
f_{GEE}	1.95
f_{GEE} Energieklasse	D

Lage

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