

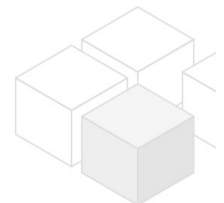
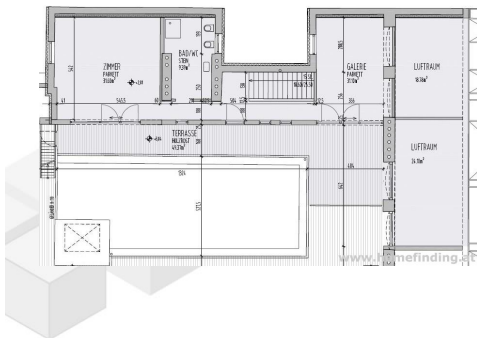
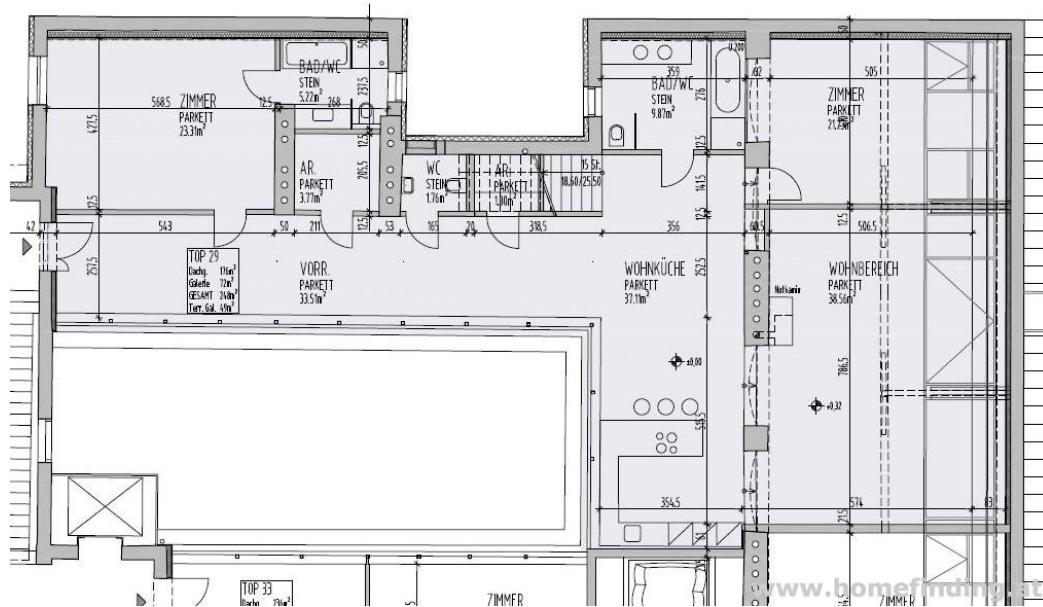
penthouse with south facing terrace (4 bedrooms)

📍 1010 Wien, Proximity: Reichsratsstraße

€ 6.240,25 /month



Plans



About Property

This luxury equipped duplex apartment is situated on the roof floor of a very nice maintained old style building next to Rathaus/ city hall. The location combines very good infrastructure (shops, restaurants, supermarket can be found at Josefstädter Straße) and green places (Rathauspark, Volksgarten). Connection to public transport is very good: 2, U2, 46, U3 can be found nearby. The apartment itself has following rooms:

level 1: entree with staircase, beautiful living dining room with open eat in kitchen, 2 bedrooms (each with bathroom: tub + shower + toilet), guest toilet, storage room.

level 2: open room with access to 49m² terrace - southfacing, bedroom with bathroom (shower + toilet), a second bedroom is possible.

equipment: exclusive wooden and tiled floors, floor heating, air condition, 49m² terrace.

rent: general maintenance costs and VAT included

deposit: 3 gross rents

commission: 2 rents + 20% VAT

General

Property number	4788
Property type	Wohnung

Costs

net rent	€ 5.208,-
gross rent	€ 5728.8
operating cost	€ 511.45
total rent	€ 6.240,25

Keyfacts

living area	248m ²
rooms	5
bedroom	4
bath	3
WC	4
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
Kabelfernsehen	ja
Satellitenfernsehen	ja

Energy Performance Certificate

HWB (kwh/m ² /Jahr)	36.51
HWB Energieklasse	B
Gültig bis	22.10.2022

Lage

Verkehrsanbindung	2,U2, 46
Nähe	Reichsratsstraße

