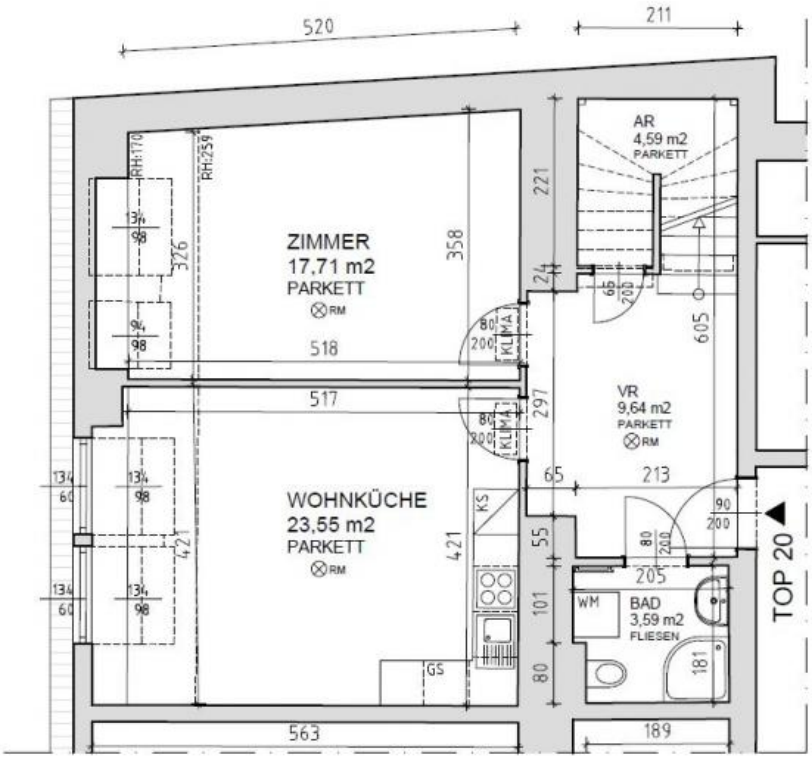
Modern 4-Room Penthouse Duplex with 31m² Rooftop Terrace & AC – 1070 Vienna

📍 1070 Wien, Proximity: Josef Strauß Park, Albertgasse

€ 2.092,81 /month

Plans



1.DACHGESCHOSS

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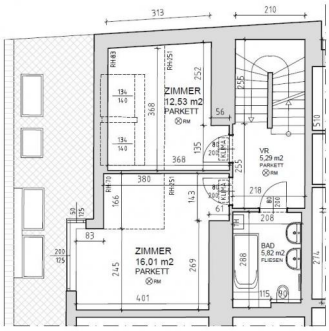

2.DACHGESCHOSS

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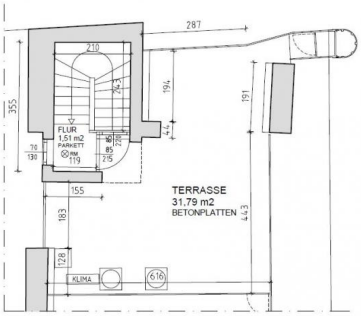

DACHDRAUFSICHT

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About Property

HIGHLIGHTS OF THE PROPERTY:
• Stunning Outdoor Space: Approx. 31m² sunny rooftop terrace on a private upper level (Level 3)
• Perfect Indoor Climate: Fully equipped with a modern air conditioning system (AC)
• Long-Term Security: Permanent/open-ended lease (unbefristet) in excellent, move-in ready condition
• Prime Location in 1070: Situated at the end of Lerchenfelder Straße, right next to Josef-Strauß-Park

THE APARTMENT
Spread across 2 living levels + terrace level:
This stylish 4-room penthouse duplex offers a well-conceived and spacious living concept of approx. 100 m² in a charming classic building (equipped with a modern elevator).

• Level 1 (Living & Dining): Inviting entrance hall, a generous living and dining area with a fully integrated fitted kitchen, a cozy bedroom, and a practical bathroom with a shower and toilet.

• Level 2 (Private Oasis): A second hallway leading to two separately accessible bedrooms (ideal for children, a home office, or guests), and a comfortable master bathroom with a bathtub and toilet.

• Level 3 (Your Private Highlight): The approx. 31 m² rooftop terrace, perfect for relaxing and entertaining above the roofs of Vienna on warm summer evenings.

FEATURES & INFRASTRUCTURE:
The apartment features high-quality parquet and tiled flooring as well as modern individual gas heating. A private cellar compartment provides additional storage space.
Living in the 7th district offers an exceptional quality of life: daily amenities, supermarkets, and a diverse selection of restaurants are right at your doorstep. Thanks to the nearby lines U6, 5, 46, and 48A, you enjoy seamless connections to Vienna's public transport network.

KEY FACTS & COSTS:
• Total Monthly Rent (gross): € 2,092.81 (includes operating costs, elevator maintenance, and VAT)
• Deposit (Kaution): € 8,371.24 (equivalent to 4 months' gross rent)
• Availability: Immediately
• Energy Performance: HWB 49.30 kWh/m²a (Class B)
• Please note: The broker exclusively represents the landlord (Bestellerprinzip applies). A commercial relationship exists.

For further information or to schedule a viewing, we look forward to receiving your inquiry!

Tags: 1070 Vienna, penthouse for rent, duplex apartment Vienna, rooftop terrace, apartment with AC, 3 bedroom apartment, long term lease, district 7, expat housing Vienna, relocation Vienna.

General

Propertynumber	7357
Property type	Wohnung

Costs

net rent	€ 1.603,84
gross rent	€ 1764.22
operating cost	€ 328.59
total rent	€ 2.092,81
Kaution	€ 8371.24

Keyfacts

living area	100.24m^2
rooms	4
bedroom	3
bath	2
WC	2
Property age	Altbau
condition	sehr gut
Available from	sofort
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^2/Jahr)	49.30
HWB Energieklasse	B
f_{GEE}	0.97
f_{GEE} Energieklasse	B

Lage

Verkehrsanbindung	U6, 5, 46, 48A
Nähe	Josef Strauß Park, Albertgasse