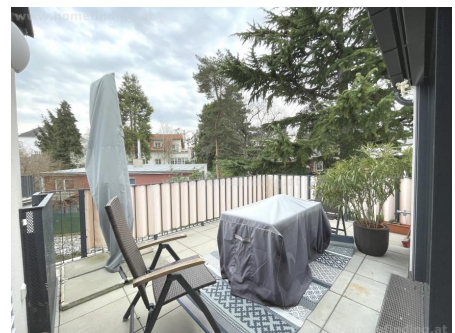


penthouse nahe BOKU with terrace - near Hugo Wolf Park

📍 1190 Wien, Proximity: Hugo Wolf Park

€ 2.999,- /month



Plans

GRUNDRISS DACHGESCHOSS



www.homefinding.at

About Property

great top floor apartment close to BOKU/ Hugo Wolf Park.

LOCATION

Shops, restaurants, supermarkets, market can be reached by a short drive (car/bus). At near Gersthof you can find more shops, coffehouses etc and it offers access to S-Bahn.

PUBLIC LINES

S45, 10A, 35A, 37A, 40A

PROPERTY

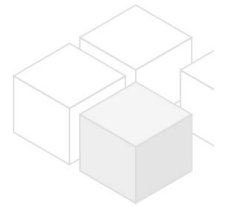
- .Entree
- .ca 62m² living dining room with open kitchen and terrace
- .master bedroom with bathroom (tub, toilet) and terrace
- .two additional bedrooms
- .bathrom with shower
- .separate toilet.

Equipment:

- .wooden and tiled floors
- .2x terrace
- .cellar
- .air condition
- .house garage possible (€ 175,00/ month)

COSTS

rent: general maintenance costs and VAT included
deposit: 3 gross rents



General

Propertynumber	8664
Property type	Wohnung

Costs

net rent	€ 2.249,74
gross rent	€ 2474.71
operating cost	€ 524.29
total rent	€ 2.999,-

Keyfacts

living area	137.08m ²
Kellerfläche	10.32m ²
rooms	4
bedroom	3

bath	2
WC	2
Property age	Neubau
condition	sehr gut
Available from	1.7.2024
Contract type	befristet

Furnishing

type of heating	Zentralheizung
Flooring	Parkettboden
parking	Garage
kitchen	ja
Terrasse	1
elevator	ja

Energy Performance Certificate

HWB (kwh/m ² /Jahr)	44.6
HWB Energieklasse	B
fGEE	0.85
fGEE Energieklasse	A

Lage

Verkehrsanbindung	S45, 10A, 35A, 37A, 40A
Nähe	Hugo Wolf Park

