

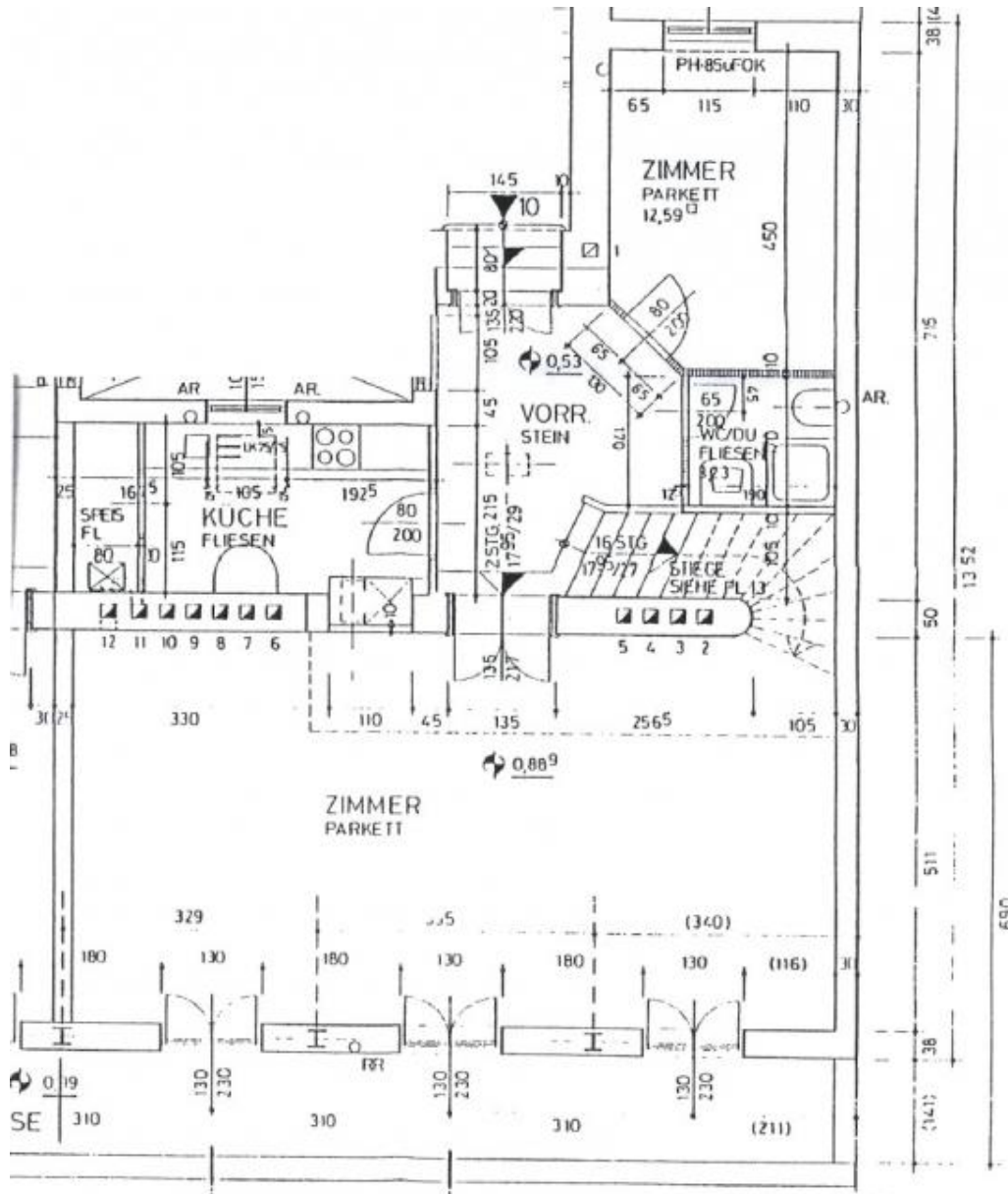
# furnished penthouse with terrace

📍 1010 Wien, Proximity: Parlament, Rathausplatz, Volksgarten

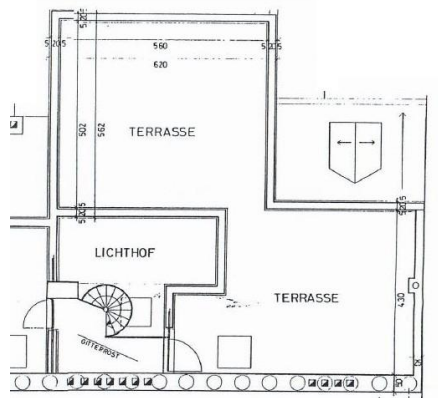
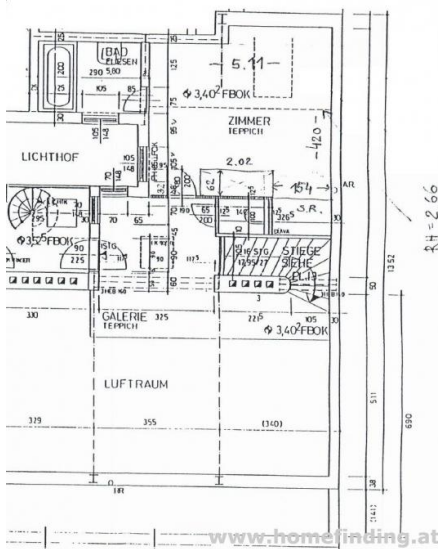
€ 5.100,-/month



## Plans



www.homefinding.at



www.homefinding.at

## About Property

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Very nice apartment with roof garden in an old style building close to "Parlament".

### LOCATION

Shops, restaurants, park, supermarkets, public transport etc can be reached by a short walk.

### PUBLIC TRANSPORT

46, 2, U3, 1, 71, D, 13A, 49

### PROPERTY

The apartment itself has following rooms:

#### >level 1:

- .entre
- .spacious living room (50m<sup>2</sup>) with terrace and a great view
- .kitchen
- .bedroom
- .bathroom with shower and toilet

#### >level 2:

- .open study area
- .bedroom
- .bathroom (tub, toilet)

#### >level 3:

- .roof terrace/ garden like style with 360 view

### EQUIPMENT

- .wooden and tiled floors
- .ca 11m<sup>2</sup> terrace
- .ca 55m<sup>2</sup> roof garden
- .AC
- .sat-tv
- .alarm system

### COSTS

rent: general maintenance costs and VAT included

deposit: € 15500.00

contract fee: € 360.00

## General

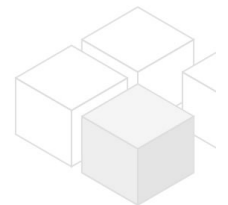
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|                 |         |
|-----------------|---------|
| Property number | 94      |
| Property type   | Wohnung |

## Costs

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|            |            |
|------------|------------|
| net rent   | € 3.988,68 |
| gross rent | € 4387.55  |



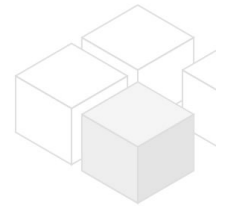
|                        |           |
|------------------------|-----------|
| operating cost         | € 352.45  |
| outher operating costs | € 360     |
| total rent             | € 5.100,- |

## Keyfacts

|                |                   |
|----------------|-------------------|
| living area    | 138m <sup>2</sup> |
| rooms          | 4                 |
| bedroom        | 2                 |
| bath           | 2                 |
| WC             | 2                 |
| Property age   | Altbau            |
| condition      | sehr gut          |
| Available from | sofort            |
| Contract type  | befristet         |

## Furnishing

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



## Energy Performance Certificate

|                                |    |
|--------------------------------|----|
| HWB (kwh/m <sup>2</sup> /Jahr) | 86 |
| HWB Energieklasse              | C  |

## Lage

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