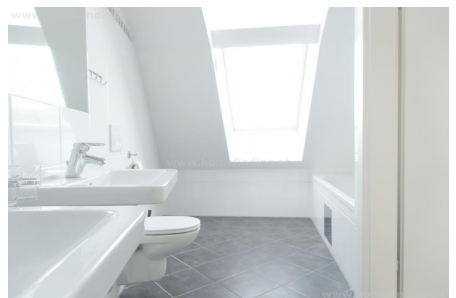


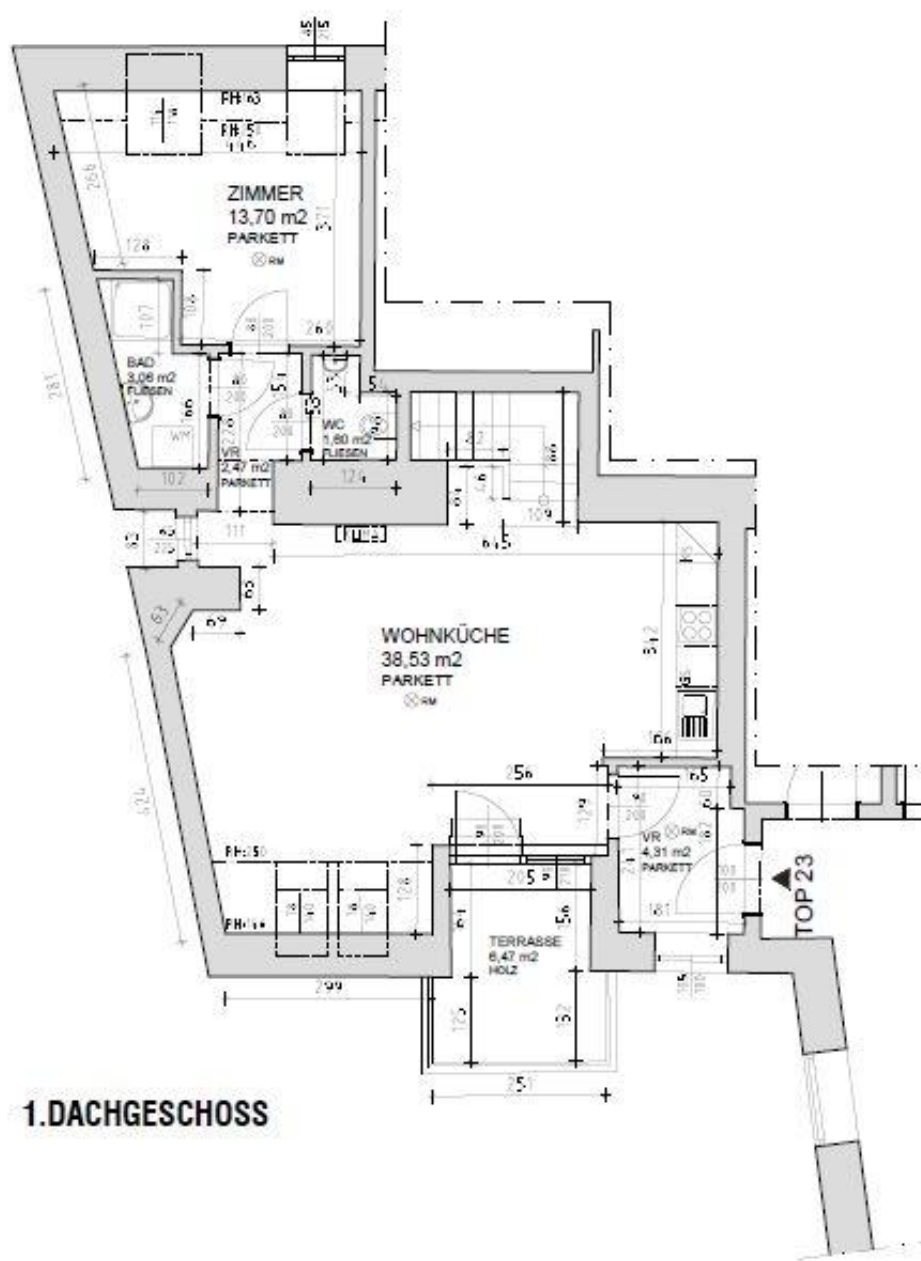
duplex apartment with 3 bedrooms and terrace

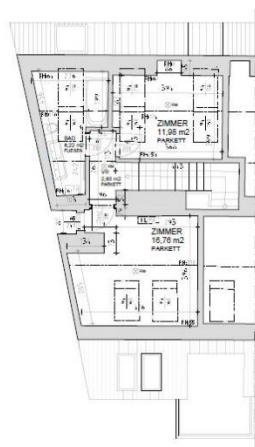
📍 1070 Wien, Proximity: Schottenfeldgasse, Westbahnstraße

€ 2.363,76 /month



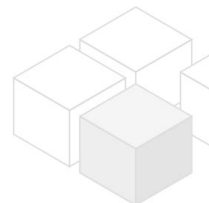
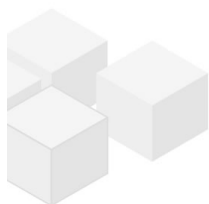
Plans





2.DACHGESCHOSS

www.homefinding.at



About Property

Nice penthouse apartment in an old style building in central location close to the Mariahilfer Straße.

LOCATION

shops, restaurants, supermarkets, etc can be reached by a short walk or by public transport: U6, 5, 49.

PROPERTY

The apartment itself has following rooms:

>Level 1:

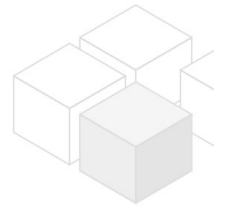
- .entree
- .living dining room with open kitchen and terrace
- .bedroom
- .bathroom (shower)
- .guest toilet

>Level 2:

- .hallway
- .2 bedrooms
- .bathroom (shower, tub, toilet)

Equipment:

- .wooden and tiled floors
- .terrace (approx. 6.66m²)
- .air conditioning
- .cellar storage



COSTS

rent: general maintenance costs, elevator and VAT included

deposit: 4 gross rents

commission: 2 rents + 20% VAT

General

Property number	9565
Property type	Wohnung

Costs

net rent	€ 1.862,28
gross rent	€ 2048.51
operating cost	€ 315.25
total rent	€ 2.363,76
Kaution	€ 9455

Keyfacts

living area	103.46m ²
rooms	4
bedroom	3
bath	2
WC	2
Property age	Altbau
condition	sehr gut
Available from	1.12.2025
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)	36
HWB Energieklasse	B
f _{GEE}	1.04
f _{GEE} Energieklasse	C

Lage

Verkehrsanbindung	U6, 5, 49
Nähe	Schottenfeldgasse, Westbahnstraße