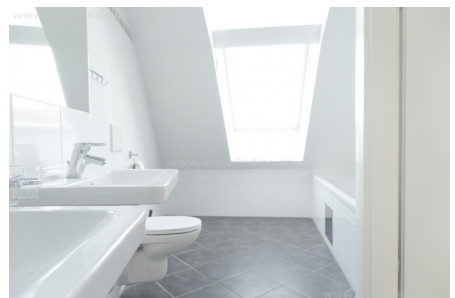


# duplex apartment with 3 bedrooms and terrace

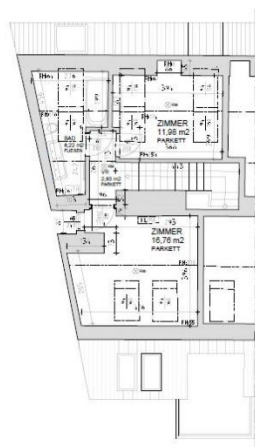
📍 1070 Wien, Proximity: Schottenfeldgasse, Westbahnstraße

€ 2.363,76 /month



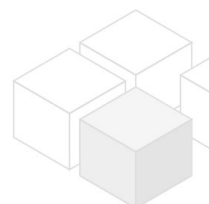
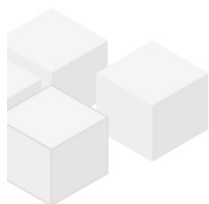
## Plans





2. DACHGESCHOSS

[www.homefinding.at](http://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:

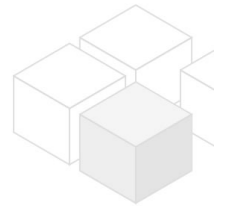
- .entree
- .living dining room with open kitchen and terrace
- .bedroom
- .bathroom (shower)
- .guest toilet

#### >Level 2:

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

#### Equipment:

- .wooden and tiled floors
- .terrace (approx. 6.66m<sup>2</sup>)
- .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 <sup>2</sup> |
| 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 <sup>2</sup> /Jahr) | 36   |
| HWB Energieklasse              | B    |
| f <sub>GEE</sub>               | 1.04 |
| f <sub>GEE</sub> Energieklasse | C    |

## Lage

|                   |                                   |
|-------------------|-----------------------------------|
| Verkehrsanbindung | U6, 5, 49                         |
| Nähe              | Schottenfeldgasse, Westbahnstraße |