

# nice penthouse near Schönbrunn

📍 1140 Wien, Proximity: Auer Welsbach Park

€ 2.345,-/month



## About Property

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This modern equipped apartment is situated near a park and close to the main entrance of Schloß Schönbrunn.

### LOCATION

Shops and restaurants can be reached by a short walk. Public lines are just around the corner and connect quickly with other districts.

### PUBLIC TRANSPORT

10, 52, 58, 10A

### PROPERTY

The apartment itself is on the first floor and has following rooms:

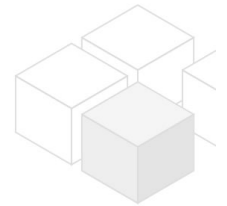
- .entree
- .living dining room with balcony
- .semiopen kitchen
- .3 bedrooms - two with balcony
- .bathroom (tub, toilet)
- .second bathroom (shower, toilet)

### EQUIPMENT

- .wooden and tiled floors
- .2 balconies
- .alarm system
- .garage €100,00/month extra

### COSTS

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



## General

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Property number	11478
Property type	Wohnung

## Costs

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net rent	€ 1.918,18
gross rent	€ 2110
operating cost	€ 235
total rent	€ 2.345,-

## Keyfacts

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living area	126m <sup>2</sup>
rooms	4
bedroom	3

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

## Furnishing

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type of heating	Etagenheizung
Flooring	Parkettboden
parking	Garage
kitchen	ja
balcony	ja
elevator	ja

## Energy Performance Certificate

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HWB (kwh/m <sup>2</sup> /Jahr)	53
fGEE	1.1

## Lage

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Verkehrsanbindung	10, 52, 58, 10A
Nähe	Auer Welsbach Park

