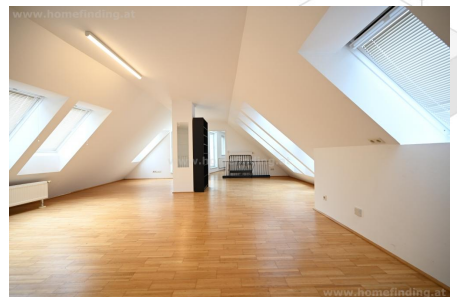


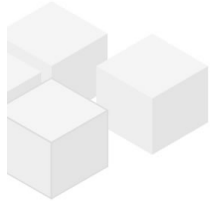
# Office with roof terrace at Porzellangasse

📍 1090 Wien, Proximity: Servitenviertel, Lycee

€ 5.400,-/month



## Plans



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



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## About Property

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This very big office is situated on the attic of an old style building in best location of the 9th district: called Servitenviertel.

### LOCATION

Public transport (U4, 40A, D), shops, restaurants, French school, etc are just around the corner.

### PROPERTY

The apartment itself has following rooms:

#### >Level 1:

- .entree
- .large room with terrace and spiral staircase
- .separate kitchen with window
- .3 rooms
- .bathroom with shower + toilet + bidet
- .guest toilet
- .utility room

#### >Level 2:

- .large room with approx. 24.30m<sup>2</sup> terrace
- .another room
- .bathroom with toilet

### EQUIPMENT

- .parquet floors
- .marble bathrooms
- .approx. 30m<sup>2</sup> terrace areas
- .cooling will be installed

#### equipment:

- .wooden and tiled floors
- .30m<sup>2</sup> terrace
- .cooling system will be installed

### COSTS

rent: general maintenance cost and VAT included

deposit: 3 gross rents

commission: 3 rents + 20% VAT

stamp fee: recording the law

## General

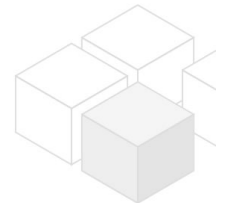
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Property number	11609
Property type	Büro

## Costs

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operating cost	€ 600
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total rent € 5.400,-

## Keyfacts

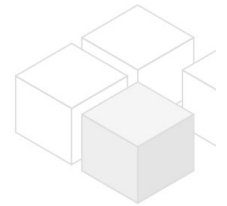
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living area	251.88m <sup>2</sup>
rooms	5
bedroom	4
bath	2
WC	3
Property age	Altbau
condition	sehr gut
Available from	sofort
Contract type	befristet

## Furnishing

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type of heating	Etagenheizung
Flooring	Parkettboden
parking	--
kitchen	ja
balcony	ja
Terrasse	1
elevator	ja



## Energy Performance Certificate

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HWB (kwh/m <sup>2</sup> /Jahr)	95
HWB Energieklasse	C

## Lage

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Verkehrsanbindung	U4, 40A, D
Nähe	Servitenviertel, Lycee