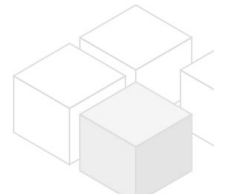


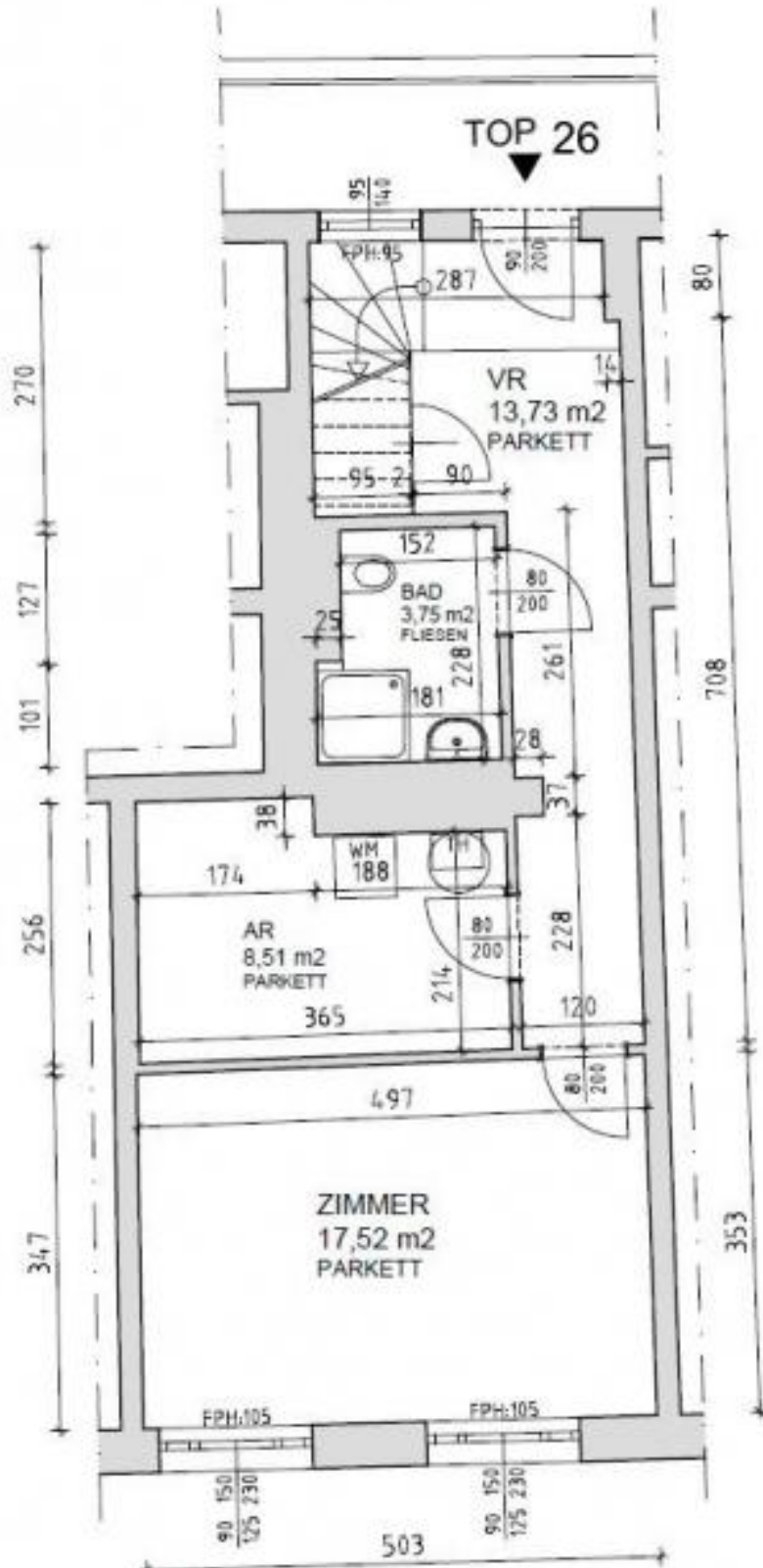
apartment with terrace next to Liechtensteinpark

📍 1090 Wien, Proximity: Alserbachstraße

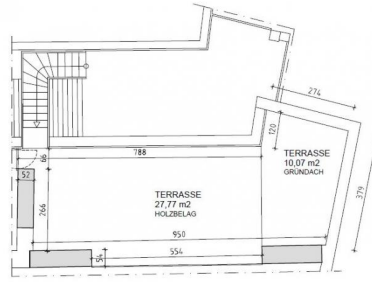
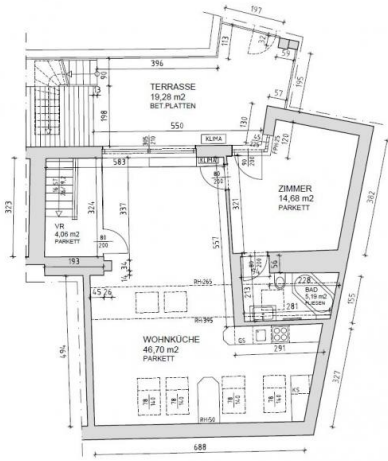
€ 2.326,52/month



Plans



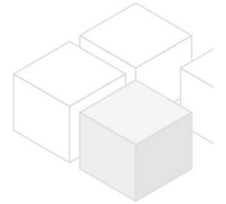
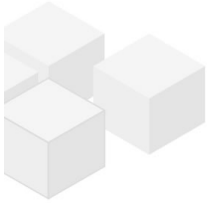
4.OBERGESCHOSS



DACHDRAUFSICHT

www.homefinding.at

DACHGESCHOSS www.homefinding.at



About Property

This nice apartment with 3 rooms is situated on the attic of a traditional Viennese building in good neighborhood of 9th district.

LOCATION

Shops, restaurants and public transport can be reached by a short walk.

PROPERTY

The property offers following rooms:

>level 1:

- .entrance
- .bedroom
- .bathroom (shower, toilet)
- .big storage room

>level 2:

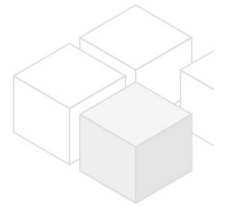
- .ca 46m² living dining room with terrace
- .open kitchen
- .bedroom
- .bathroom (tub, toilet)

>level 3:

- .roof terrace (ca 27m²)

equipment:

- .wooden and tiled floors
- .2x terrace (19m², 27m²)
- .cellar storage



COSTS

rent: general maintenance costs, costs of elevator and VAT included

deposit: 4 gross rents

General

Property number	11669
Property type	Wohnung

Costs

net rent	€ 1.826,24
gross rent	€ 2008.86
operating cost	€ 317.66
total rent	€ 2.326,52
Kaution	€ 9306

Keyfacts

living area	114.14m ²
rooms	3
bedroom	2
bath	2
WC	2
Property age	Altbau
condition	sehr gut
Available from	01.02.2025
Contract type	unbefristet

Furnishing

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

Energy Performance Certificate

HWB (kwh/m ² /Jahr)	98
HWB Energieklasse	C

Lage

Verkehrsanbindung	33, 37, 38, 5, 40, 41, 42, 40A, U6
Nähe	Alserbachstraße