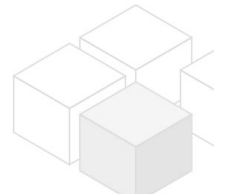


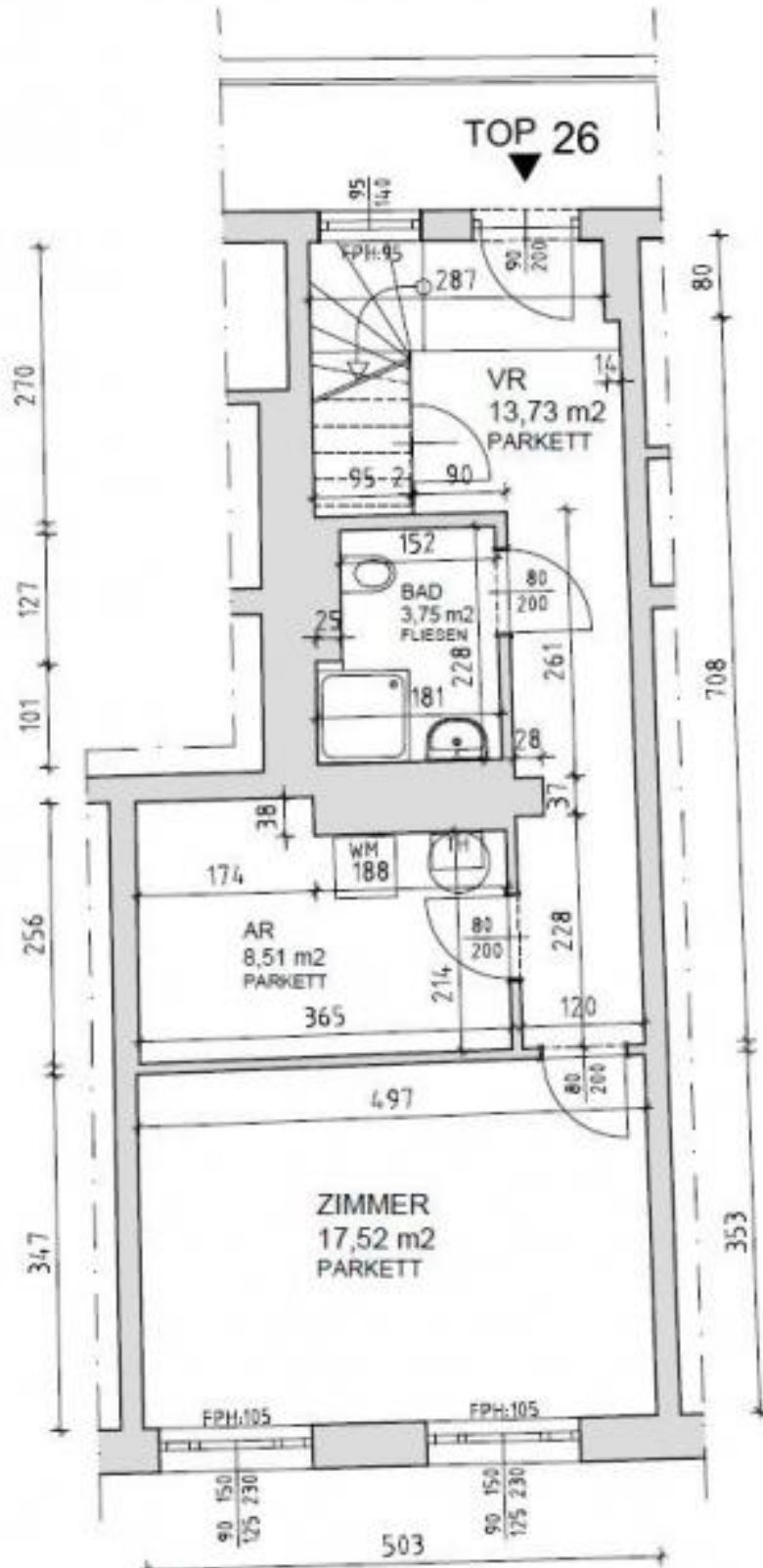
# apartment with terrace next to Liechtensteinpark

📍 1090 Wien, Proximity: Alserbachstraße

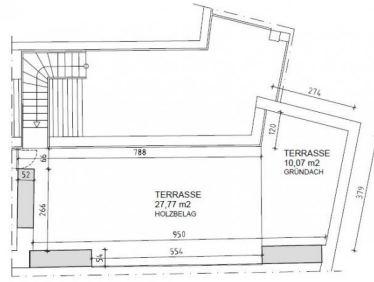
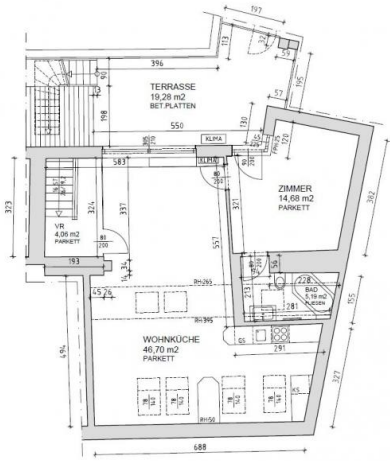
€ 2.326,52/month



Plans



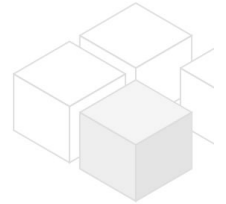
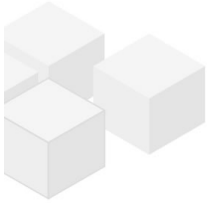
**4.OBERGESCHOSS**



DACHDRAUFSICHT

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

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



## About Property

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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:

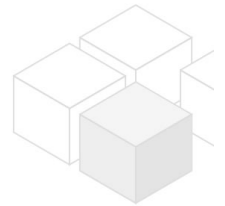
- .ca 46m<sup>2</sup> living dining room with terrace
- .open kitchen
- .bedroom
- .bathroom (tub, toilet)

#### >level 3:

- .roof terrace (ca 27m<sup>2</sup>)

#### equipment:

- .wooden and tiled floors
- .2x terrace (19m<sup>2</sup>, 27m<sup>2</sup>)
- .cellar storage



### COSTS

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

deposit: 4 gross rents

## General

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Propertynumber	11669
Property type	Wohnung

## Costs

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

## Keyfacts

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

## Furnishing

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

## Energy Performance Certificate

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HWB (kwh/m <sup>2</sup> /Jahr)	98
HWB Energieklasse	C

## Lage

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