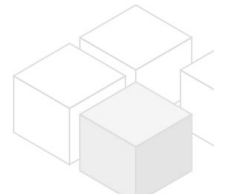


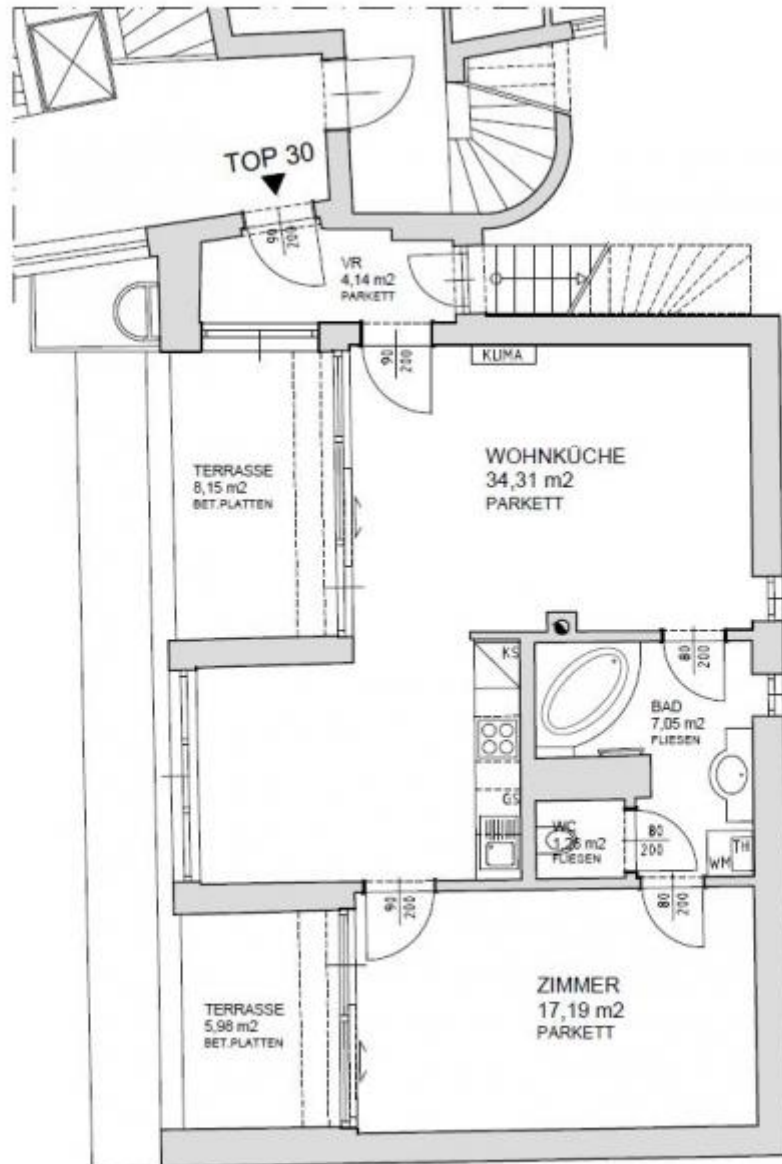
# apartment with roof terrace close to Liechtensteinpark

📍 1090 Wien, Proximity: Alserbachstraße

€ 1.303,49/month

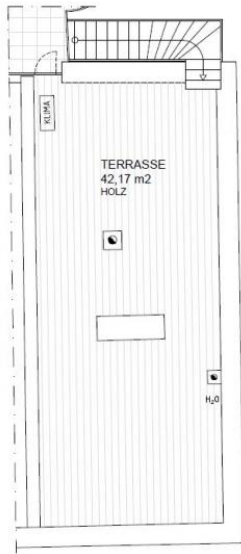


Plans

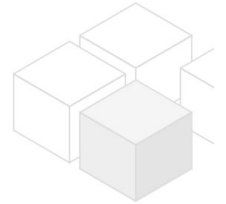
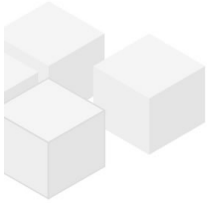


**DACHGESCHOSS**

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



## About Property

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This nice apartment with 3 rooms is situated on the attoc 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 apartment has following rooms:

#### >level 1:

- .entree with staircase to roof terrace
- .living dining room with terrace
- .open kitchen
- .bedroom with terrace
- .bathroom with tub + toilet

#### >level 2:

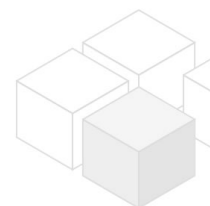
- .roof terrace

#### equipment:

- .wooden and tiled floors
- .3x terrace (5m<sup>2</sup>, 8m<sup>2</sup>, 42m<sup>2</sup>).

### COSTS

rent: general maintenance costs, costs of elevator and VAT included  
deposit: 4 gross rents



## General

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Property number	11670
Property type	Wohnung

## Costs

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net rent	€ 1.023,20
gross rent	€ 1125.52
operating cost	€ 177.97
total rent	€ 1.303,49
Kaution	€ 5214

## Keyfacts

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living area	63.95m <sup>2</sup>
rooms	2
bedroom	1
bath	1

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WC	1
Property age condition	Altbau sehr gut
Available from	1.2.2025
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

