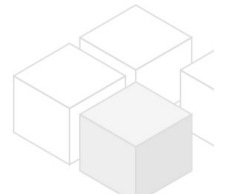


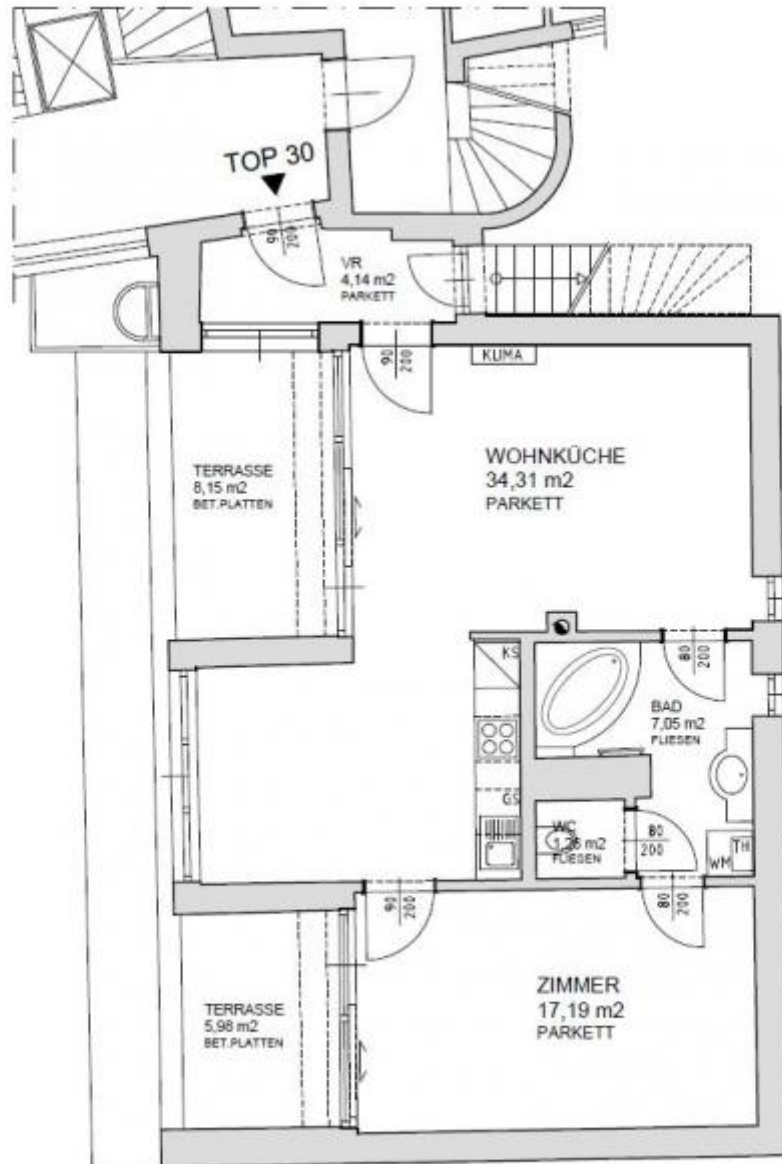
apartment with roof terrace close to Liechtensteinpark

📍 1090 Wien, Proximity: Alserbachstraße

€ 1.303,49/month

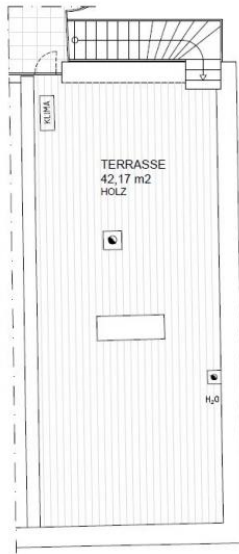


Plans

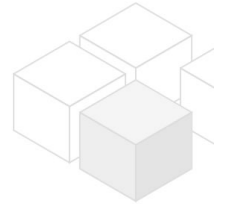
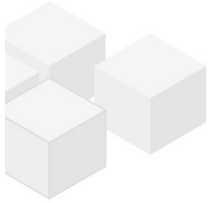


DACHGESCHOSS

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About Property

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 hasfollowing 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:

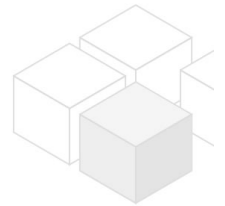
- .roof terrace

equipment:

- .wooden and tiled floors
- .3x terrace (5m², 8m², 42m²).

COSTS

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



General

Propertynumber	11670
Property type	Wohnung

Costs

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

Keyfacts

living area	63.95m ²
rooms	2
bedroom	1
bath	1

WC	1
Property age	Altbau
condition	sehr gut
Available from	1.2.2025
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

