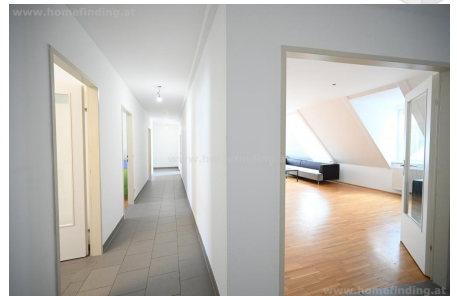
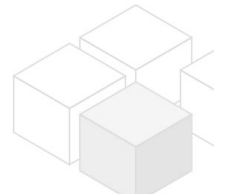


# roof terrace apartment at Porzellangasse with 4 bedrooms



📍 1090 Wien, Proximity: Servitenviertel, Lycee

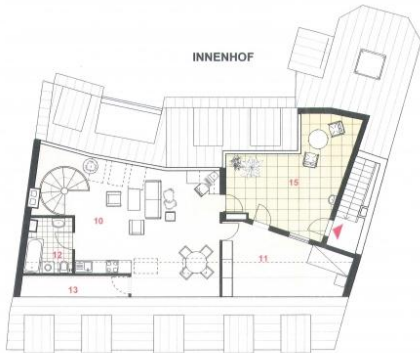
€ 4.950,-/month



Plans



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



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## About Property

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This very big apartment 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:

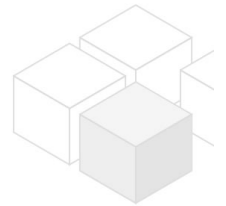
- .entree
- .large living-dining room with terrace
- .stairs to the second level
- .kitchen with window
- .3 bedrooms
- .bathroom with tub + shower + toilet
- .guest toilet
- .storage room.

>level 2:

- .open living room with terrace (24m<sup>2</sup>)
- .bedroom
- .bathroom with tub + toilet.

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

## General

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Property number	206
Property type	Wohnung

## Costs

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operating cost	€ 550
total rent	€ 4.950,-

## Keyfacts

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living area	251.88m <sup>2</sup>
rooms	5

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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

