

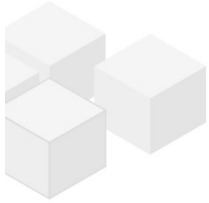
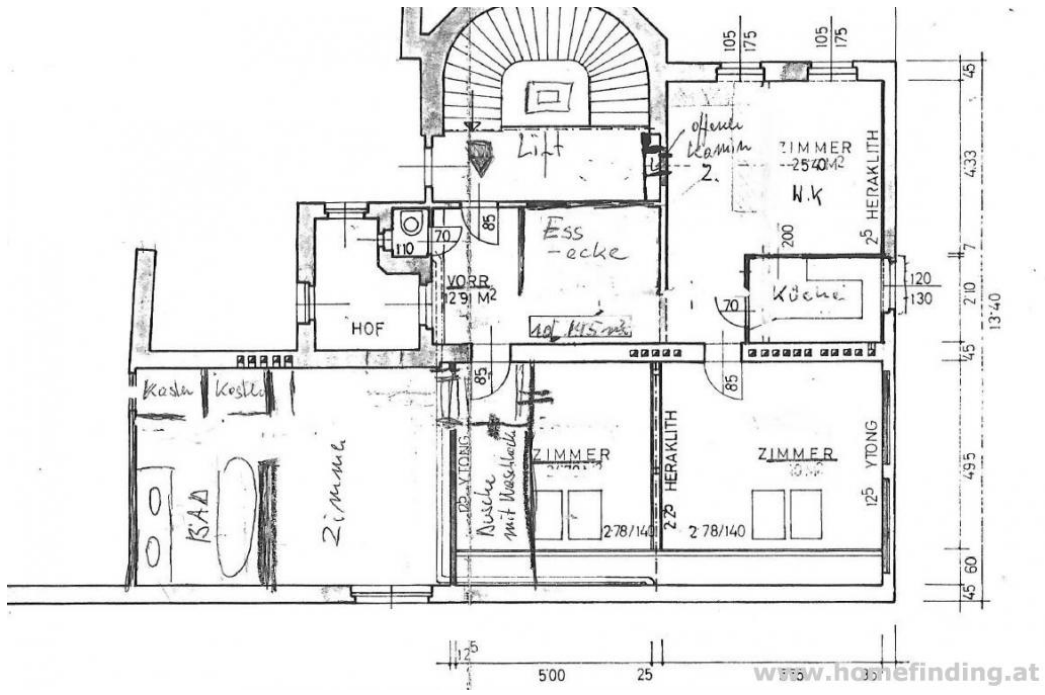
apartment with terrace close to Arenberg Park

📍 1030 Wien, Proximity: Arenberg Park

€ 2.500,-/month



Plans



About Property

nice apartment with terrace situated on the roof floor of an old Viennese building

LOCATION

Shops, restaurants, pharmacies are just around the corner. Public lines can be reached by a short walk. The nice Arenbergpark is in walking distance.

PUBLIC TRANSPORT

1,18, O, 4A

PROPERTY

The apartment has following rooms:

>level 1:

- .entree
- .living room with fire place
- .second living room
- .dining area/ hall
- .separate kitchen
- .bedroom
- .second smaller bedroom
- .bathroom (tub, toilet)
- .second bathroom (shower)
- .2 walk in closets
- .guest toilet

>level 2

.terrace: ca 35m² terrace with sauna belong to this offer, too. it can be reached by the staircase of the building.

EQUIPMENT

- .wooden and tiled floors
- .ca. 35m² terrace
- .ca. 10m² sauna
- .blinds
- .air condition

COSTS

rent: general maintenance cost and VAT included

deposit: 3 gross rents

contract: unlimited, termination after 2 years

General

| | |
|----------------|---------|
| Propertynumber | 217 |
| Property type | Wohnung |

Costs

| | |
|----------|------------|
| net rent | € 1.942,14 |
|----------|------------|

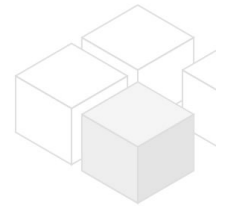
| | |
|----------------|-----------|
| gross rent | € 2136.35 |
| operating cost | € 363.65 |
| total rent | € 2.500,- |

Keyfacts

| | |
|----------------|-------------------|
| living area | 145m ² |
| rooms | 4 |
| bedroom | 2 |
| bath | 2 |
| WC | 2 |
| Property age | Altbau |
| condition | sehr gut |
| Available from | sofort |
| Contract type | unbefristet |

Furnishing

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



Energy Performance Certificate

| | |
|--------------------------------|-------|
| HWB (kwh/m ² /Jahr) | 137.9 |
| HWB Energieklasse | D |

Lage

| | |
|-------------------|---------------|
| Verkehrsanbindung | 1,18, O, 4A |
| Nähe | Arenberg Park |