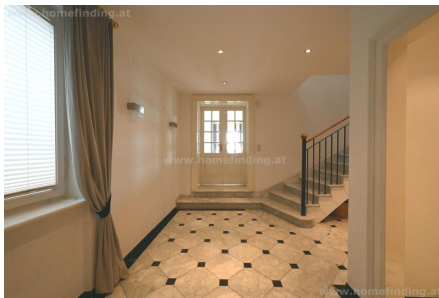


# great apartment with roof terrace close to Parlament

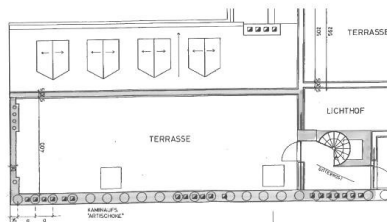
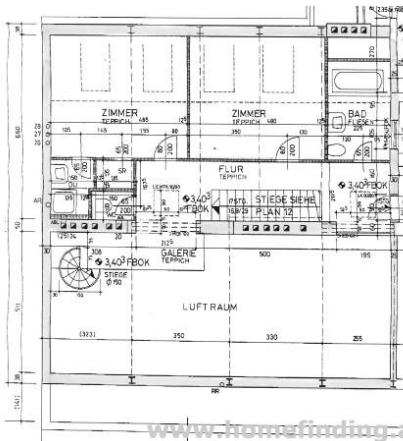
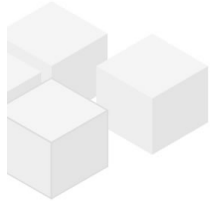
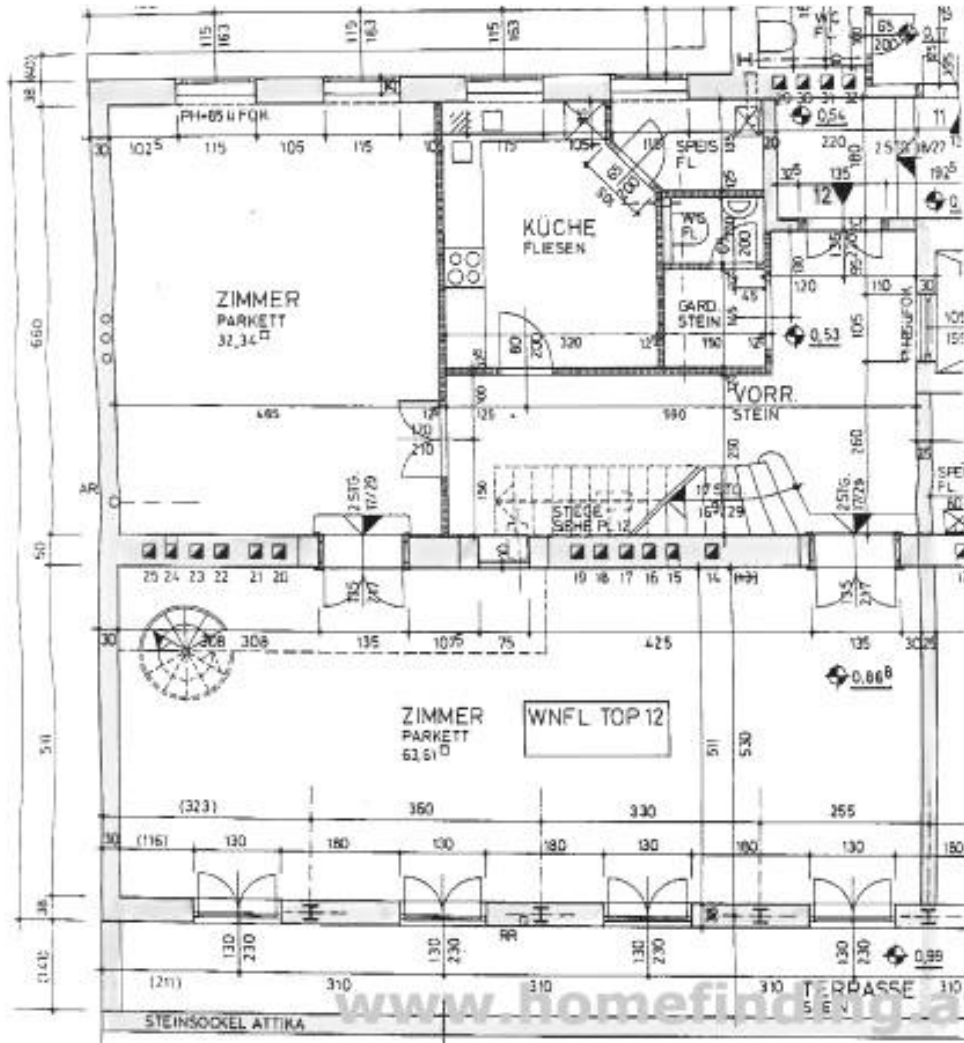


📍 1010 Wien, Proximity: Parlament, Rathausplatz, Volksgarten

€ 7.100,-/month



## Plans



www.homefinding.at

www.homefinding.at

## About Property

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Very nice apartment on the attic of an old style building close to "Parlament". It was built as a duplex apartment and has following rooms:

>level 1:

- .entree
- .very spacious living room (63m<sup>2</sup>) with 4 doors to a terrace
- .separate kitchen with pantry
- .dining room or big bedroom
- .guest toilet

>level 2:

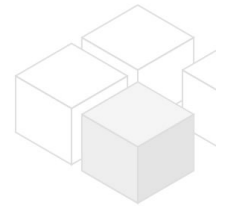
- .hallway
- .master bedroom with bathroom (shower) and small walk-in closet
- .second bedroom
- .second bathroom with tub + toilet
- .separate toilet

>level 3:

- .50m<sup>2</sup> roof garden/terrace with amazing 360 view.

### EQUIPMENT

- .wooden and tiled floors
- .marble bathrooms
- .AC
- .curtains
- .light fixture
- .17m<sup>2</sup> terrace area
- .50m<sup>2</sup> roof garden
- .marble and wooden floors
- .cellar
- .sat-tv



### COSTS

rent: general maintenance costs and VAT included  
deposit: € 22000.00

## General

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Property number	2378
Property type	Wohnung

## Costs

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net rent	€ 5.685,25
gross rent	€ 6253.78
operating cost	€ 546.22
outher operating costs	€ 300
total rent	€ 7.100,-

## Keyfacts

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living area	213.33m <sup>2</sup>
rooms	4
bedroom	3
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
Klimaanlage	ja
Terrasse	1
elevator	ja

## Energy Performance Certificate

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HWB Energieklasse	D
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## Lage

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Verkehrsanbindung	46, 2, U3, 1, 71, D, 13A, 49, 48A
Nähe	Parlament, Rathausplatz, Volksgarten