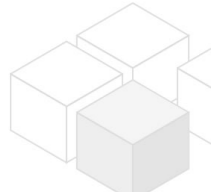


# great apartment with roof terrace close to Parlament



📍 1010 Wien, Proximity: Parlament, Rathausplatz, Volksgarten

€ 2.500,-/month



## About Property

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Very nice furnished apartment on the attic of an old style building close to "Parlament".

### LOCATION

Shops, restaurants, supermarkets, coffee houses, public transport etc can be reached by a short walk.

### PUBLIC TRANSPORT

46, 2, U3, 1, 71, D, 13A, 49, 48A

### PROPERTY

It has following rooms:

>Level 1:

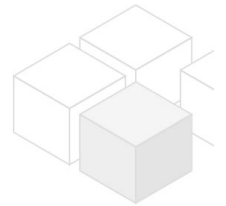
- .entree
- .living room with open fire place
- .kitchen
- .bedroom
- .bathroom
- .toilet

>Level 2

- .50m<sup>2</sup> roof terrace/roof garden.

### EQUIPMENT:

- .50m<sup>2</sup> roof terrace
- .marble and wooden floors
- .built-in wardrobe
- .fully furnished
- .sat-tv
- .AC
- .cellar storage



### COSTS

rent: general maintenance costs and VAT included

deposit: € 7500.00

contract fee: € 360,00

## General

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Property number	2558
Property type	Wohnung

## Costs

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net rent	€ 1.926,31
gross rent	€ 2118.94
operating cost	€ 180.72
outher operating costs	€ 200.34

total rent € 2.500,-

## Keyfacts

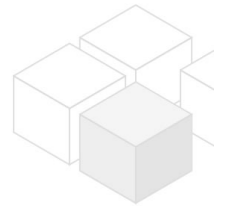
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living area	72m <sup>2</sup>
rooms	2
bedroom	1
bath	1
WC	1
Property age	Altbau
condition	sehr gut
Available from	November 2024
Contract type	befristet

## Furnishing

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type of heating	Etagenheizung
furnished	ja
Flooring	Parkettboden
parking	--
kitchen	ja
Terrasse	1
elevator	ja



## Energy Performance Certificate

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HWB (kwh/m <sup>2</sup> /Jahr)	86
HWB Energieklasse	C

## Lage

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