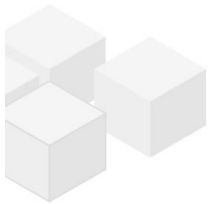


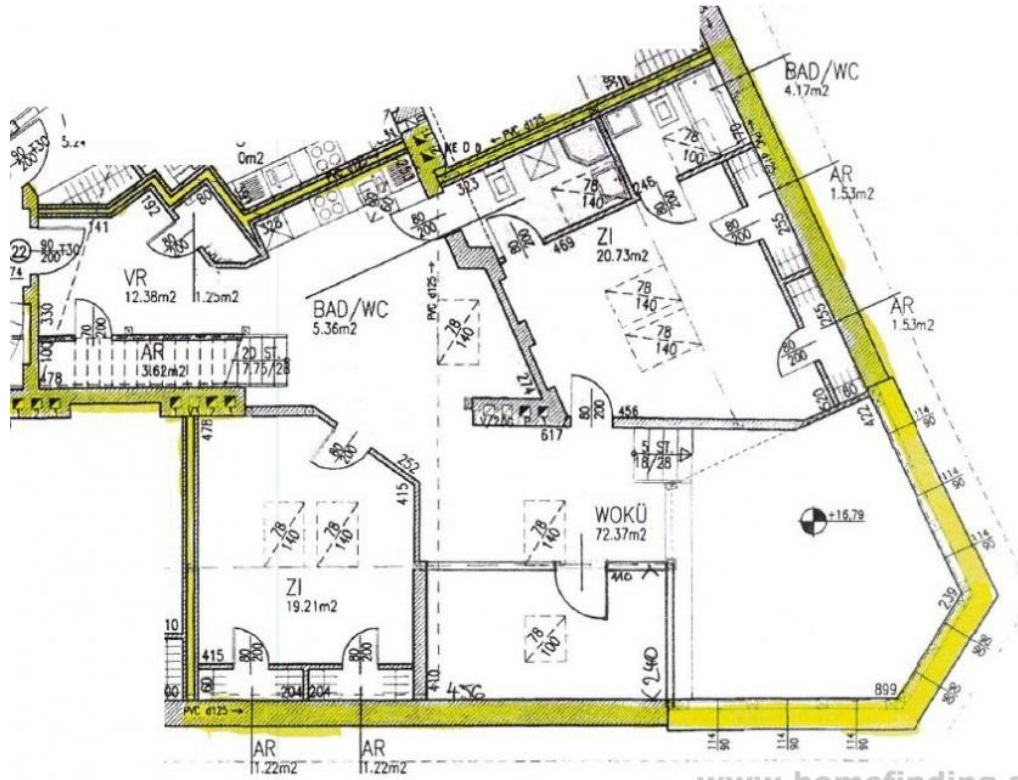
# penthouse with roof terrace - 3 bedrooms

📍 1050 Wien, Proximity: Wiedner Hauptstraße

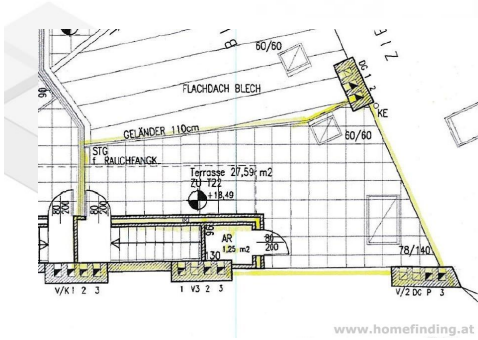
€ 2.350,-/month



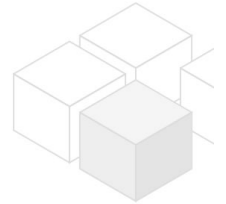
## Plans



www.homefinding.at



www.homefinding.at



## About Property

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spacious penthouse with great terrace at Wiedner Hauptstraße

### LOCATION

Shops, restaurants, supermarkets, bakery shop etc can be found around the corner as well as public transport.

### PUBLIC TRANSPORT

1, 18, 62, 14A, Badner Bahn

### PROPERTY

The apartment shows following rooms:

#### >level 1:

- .entrance
- .open kitchen with dining area
- .nice living room
- .bedroom with bathroom (tub, toilet, window)
- .second bedroom
- .second bathroom (shower, toilet)
- .third smaller bedroom

#### >level 2:

- .roof terrace

### EQUIPMENT:

- .wooden and tiled floors
- .cellar
- .ca 28m<sup>2</sup> terrace
- .NO AC!

### COSTS

rent: general maintenance cost, elevator and VAT included

deposit: 3 gross rents

## General

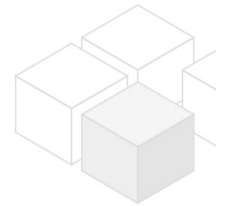
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Property number	331
Property type	Wohnung

## Costs

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net rent	€ 1.884,18
gross rent	€ 2072.6
operating cost	€ 277.4
total rent	€ 2.350,-



## Keyfacts

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living area	143m <sup>2</sup>
rooms	4
bedroom	3
bath	2
WC	2
Property age	Altbau
condition	--
Available from	Juli 2024
Contract type	unbefristet

## Furnishing

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type of heating	Etagenheizung
Flooring	Steinboden
parking	--
kitchen	ja

## Energy Performance Certificate

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HWB Energieklasse	D
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## Lage

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Verkehrsanbindung	1, 18, 62, 14A, Badner Bahn
Nähe	Wiedner Hauptstraße

