

# modern duplex apartment with nice terrace

📍 1130 Wien, Proximity: Kuplerwiesergasse

€ 3.850,-/month



## About Property

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This beautiful maisonette has an amazing overview and is placed in a quiet location.

### LOCATION

It is a very luxeriös and beautiful flat which is in the near of Hügelpark. The nearest public transport is 58.

The apartment has following rooms:

#### >Level 1:

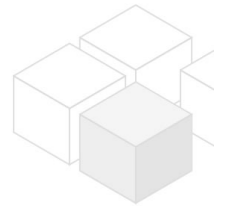
- .entree
- .living dining room with open kitchen and terrace
- .two bedrooms
- .bathroom with toilet
- .guest toilet
- .storage room

#### >Level 2:

- .hallway
- .bedroom with a terrace
- .another bedroom
- .bathroom (tub + shower + bidet)
- .open living room

### EQUIPMENT

- .dark parquet floor and tiled floors
- .floor heating
- .new security door
- .basement compartment
- .A car parking space can be rented separately.



### COSTS

rent: general maintenance cost and VAT included  
deposit: 3 gross rents

## General

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Property number	4436
Property type	Wohnung

## Costs

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total rent	€ 3.850,-
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## Keyfacts

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living area	200m <sup>2</sup>
rooms	5

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bedroom	4
bath	2
WC	3
Property age	--
condition	sehr gut
Available from	sofort
Contract type	befristet

## Furnishing

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type of heating	Etagenheizung
Flooring	Parkettboden
parking	Freiplatz
kitchen	ja
Terrasse	1

## Energy Performance Certificate

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HWB (kwh/m <sup>2</sup> /Jahr)	171.30
HWB Energieklasse	E

## Lage

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Verkehrsanbindung	58,60
Nähe	Kuplerwiesergasse

