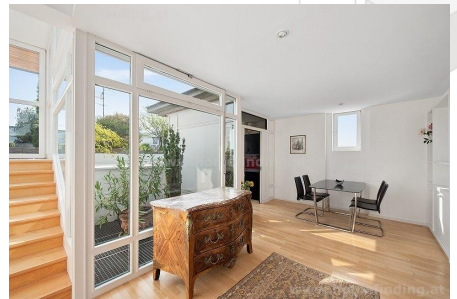
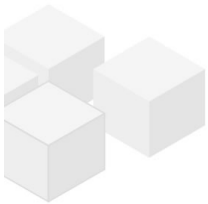


# furnished penthouse with terrace in a Stadtpalais



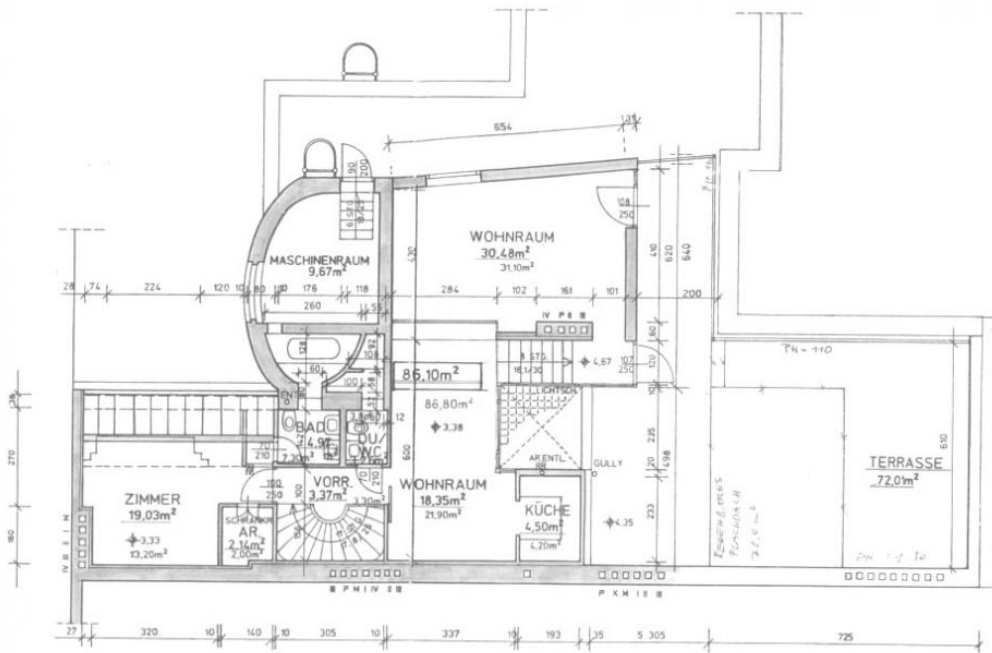
📍 1040 Wien, Proximity: Schwarzenbergplatz, Belvedere

€ 3.025,-/month

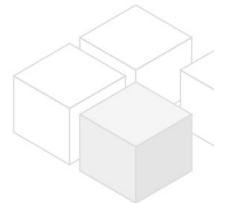
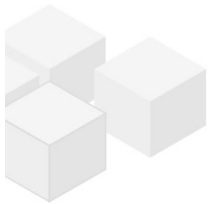


## Plans

## DACHGESCHOSS



www.homefinding.at



## About Property

---

This nice fully furnished 2 room apartment is situated on the attic of a palazzo close to Schwarzenbergplatz/ Belvedere.

### LOCATION

The location next to Karlsplatz has good access to public transport (U4, D, 71, 4A) and shops, restaurants, supermarkets, etc.

### PROPERTY

The apartment itself has following rooms:

- .entree
- .dining room with partly open kitchen
- .stairs to living room with 72m<sup>2</sup> terrace
- .ca 19m<sup>2</sup> bedroom
- .bathroom (tub, toilet)
- .second bathroom (shower, toilet)

### equipment:

wooden and tiled floors, terrace. Public garage can be rent separately

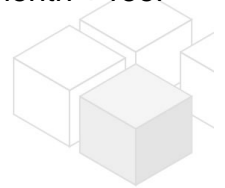
### COSTS

rent: general maintenance costs and VAT included

additional monthly: heating, warm water, electricity, cooling prepayment: € 240,00/month + roof

garden maintenance € 120,00/ month

deposit: € 12000.00



## General

---

Property number	5715
Property type	Wohnung

## Costs

---

net rent	€ 2.500,-
gross rent	€ 2750
operating cost	€ 275
total rent	€ 3.025,-

## Keyfacts

---

living area	86.1m <sup>2</sup>
Nutzfläche	101.75m <sup>2</sup>
rooms	2
bedroom	1
bath	1
WC	1

---

Property age	Altbau
condition	sehr gut
Available from	Dezember 2024
Contract type	befristet

## Furnishing

---

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

## Energy Performance Certificate

---

HWB (kwh/m <sup>2</sup> /Jahr)	111
HWB Energieklasse	C

## Lage

---

Verkehrsanbindung	U4, D, 71, 4A
Nähe	Schwarzenbergplatz, Belvedere

