

furnished penthouse with terrace in a Stadtpalais



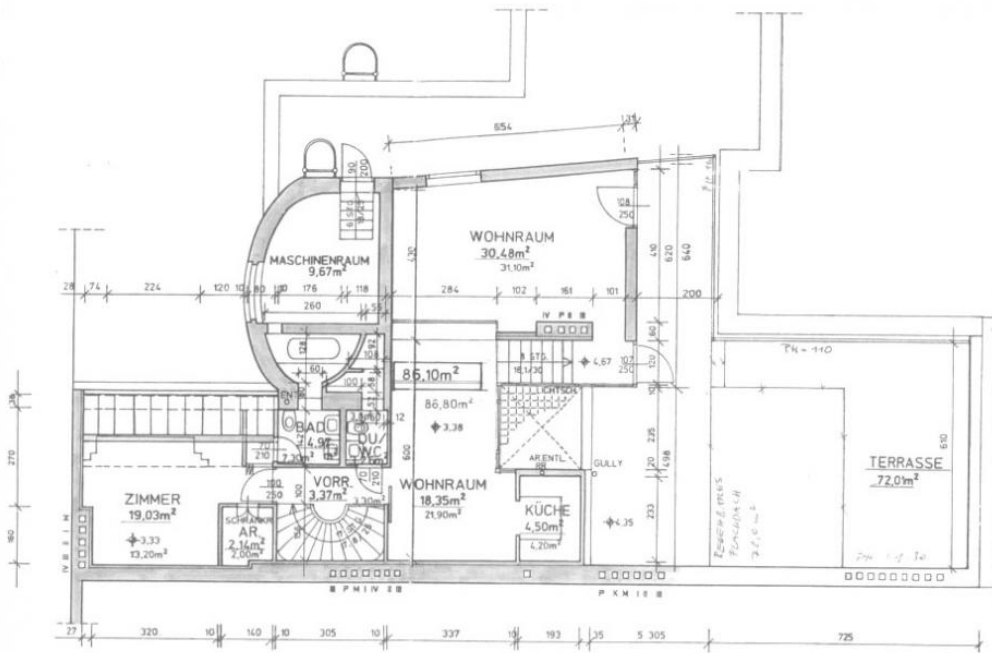
📍 1040 Wien, Proximity: Schwarzenbergplatz, Belvedere

€ 3.025,-/month

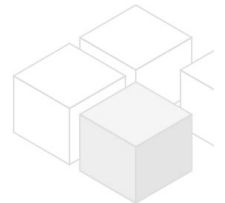
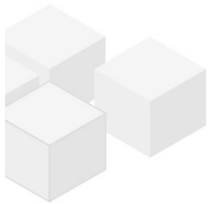


Plans

DACHGESCHOSS



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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 72m² terrace
- .ca 19m² bedroom
- .bathroom (tub, toilet)
- .second bathroom (shower, toilet)

equipment:

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

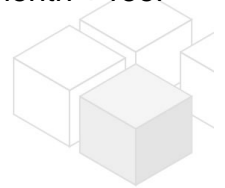
COSTS

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 ²
Nutzfläche	101.75m ²
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 ² /Jahr)	111
HWB Energieklasse	C

Lage

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

