

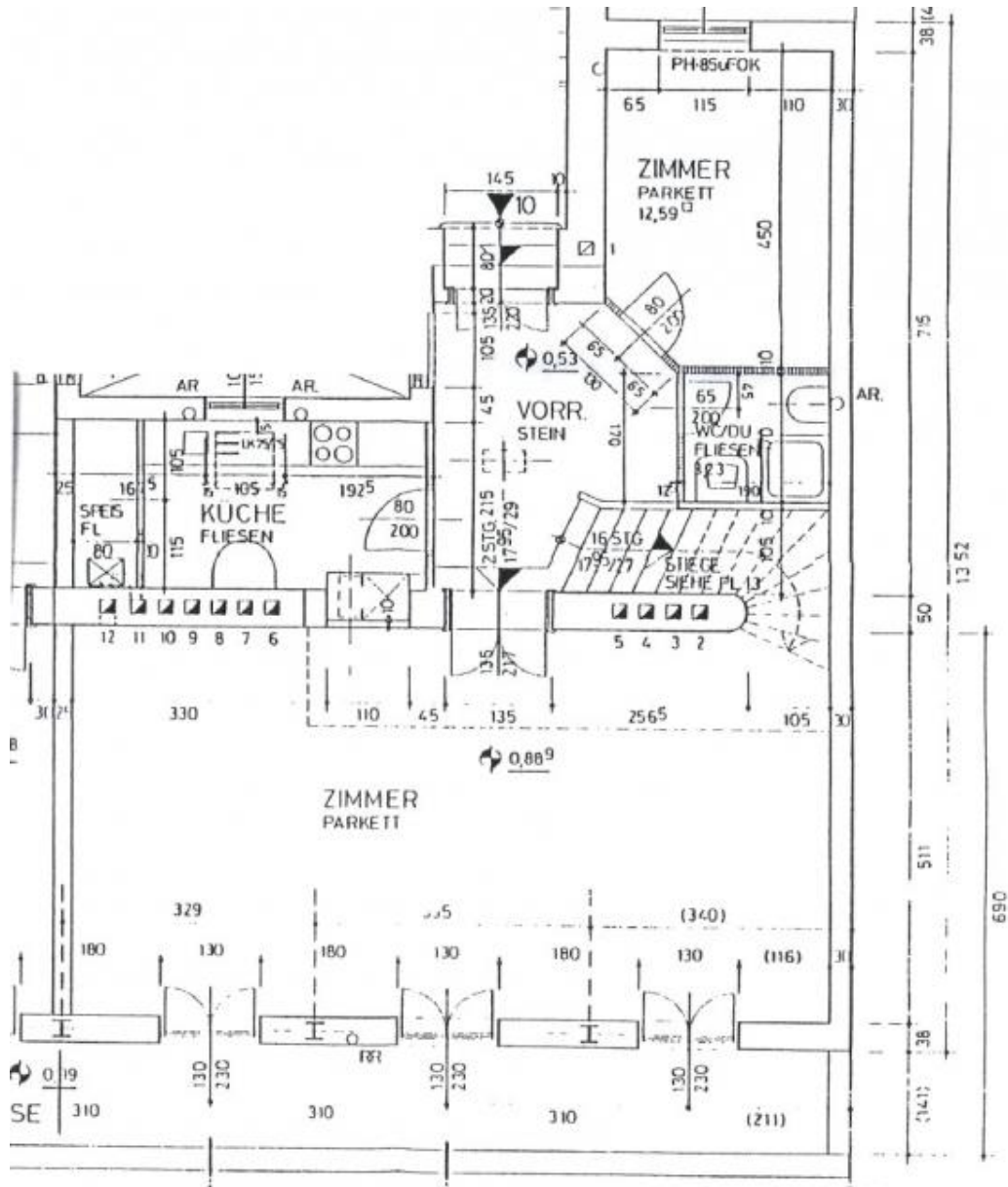
# furnished penthouse with terrace

📍 1010 Wien, Proximity: Parlament, Rathausplatz, Volksgarten

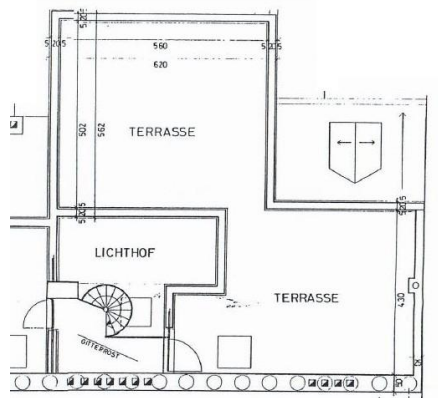
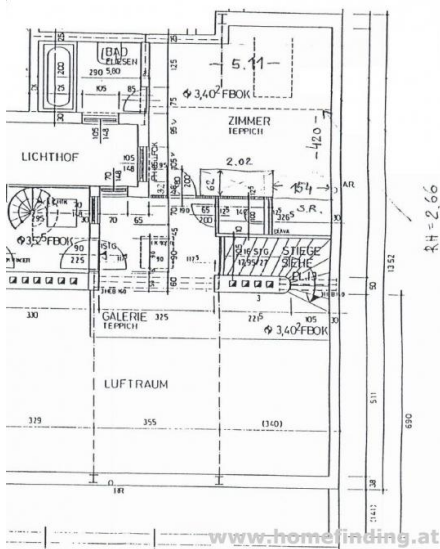
€ 5.100,-/month



## Plans



[www.homefinding.at](http://www.homefinding.at)



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## About Property

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Very nice apartment with roof garden in an old style building close to "Parlament".

### LOCATION

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

### PUBLIC TRANSPORT

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

### PROPERTY

The apartment itself has following rooms:

#### >level 1:

- .entre
- .spacious living room (50m<sup>2</sup>) with terrace and a great view
- .kitchen
- .bedroom
- .bathroom with shower and toilet

#### >level 2:

- .open study area
- .bedroom
- .bathroom (tub, toilet)

#### >level 3:

- .roof terrace/ garden like style with 360 view

### EQUIPMENT

- .wooden and tiled floors
- .ca 11m<sup>2</sup> terrace
- .ca 55m<sup>2</sup> roof garden
- .AC
- .sat-tv
- .alarm system

### COSTS

rent: general maintenance costs and VAT included

deposit: € 15500.00

contract fee: € 360.00

## General

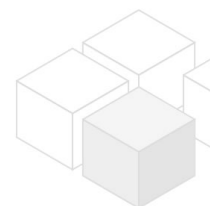
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Propertynumber	94
Property type	Wohnung

## Costs

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net rent	€ 3.988,68
gross rent	€ 4387.55



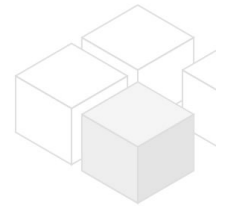
operating cost	€ 352.45
outher operating costs	€ 360
total rent	€ 5.100,-

## Keyfacts

living area	138m <sup>2</sup>
rooms	4
bedroom	2
bath	2
WC	2
Property age	Altbau
condition	sehr gut
Available from	sofort
Contract type	befristet

## Furnishing

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



## Energy Performance Certificate

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

## Lage

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