

**FULLY FURNISHED ROOFTOP APARTMENT WITH
AC_Spacious living-dining area & 2 bedrooms**



Terrace living area

Objektnummer: 1134

Eine Immobilie von Elisabeth Rohr Real Estate e.U.

Zahlen, Daten, Fakten

Art:	Wohnung - Terrassenwohnung
Land:	Österreich
PLZ/Ort:	1040 Wien
Baujahr:	2003
Zustand:	Neuwertig
Möbliert:	Voll
Alter:	Neubau
Wohnfläche:	107,00 m ²
Zimmer:	3
Bäder:	1
WC:	1
Balkone:	1
Terrassen:	3
Heizwärmebedarf:	C 69,70 kWh / m ² * a
Gesamtenergieeffizienzfaktor:	C 1,39
Gesamtmiete	2.783,00 €
Kaltmiete (netto)	2.530,00 €
Kaltmiete	2.530,00 €
USt.:	253,00 €
Infos zu Preis:	

Die Miete beinhaltet Möbelmiete inklusive aller Dinge des täglichen Gebrauchs und Hausbetriebskosten

Provisionsangabe:

Gemäß Erstauftraggeberprinzip bezahlt der Abgeber die Provision.

Ihr Ansprechpartner











APFELGASSE 6 | 1040 WIEN

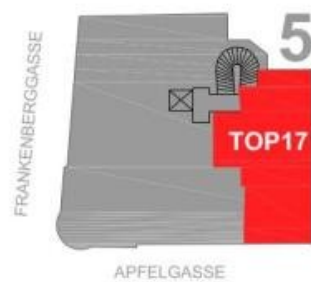


TOP 17/1

FLÄCHE: 107 m²

GESCHOSS: 5-6. OG

LAGE: OST / APFELGASSE



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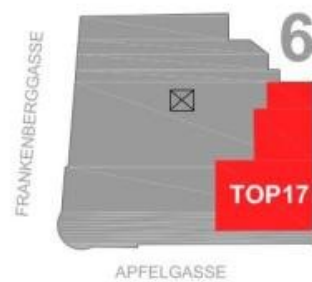


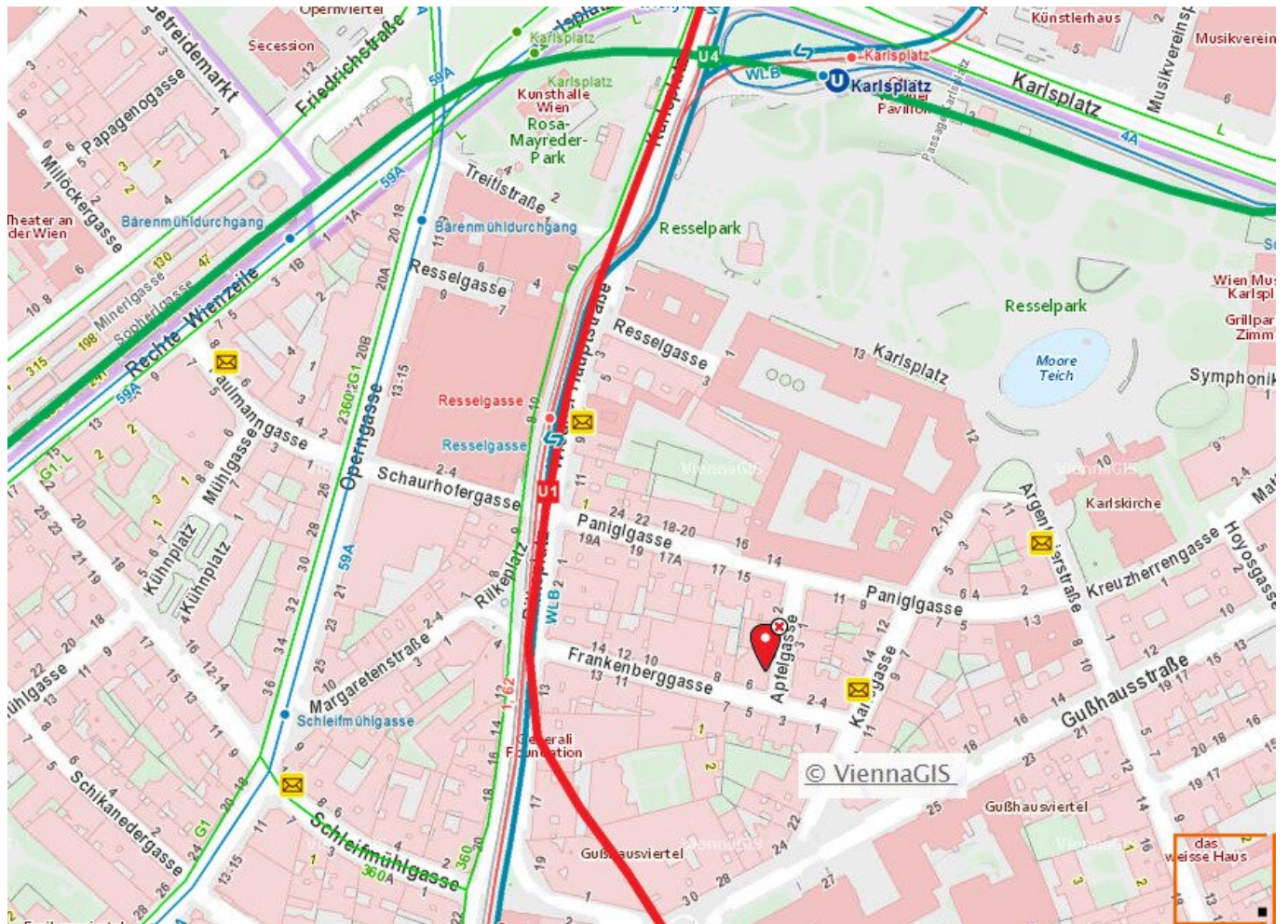
TOP 17/2

FLÄCHE: 107 m²

GESCHOSS: 5-6. OG

LAGE: OST / APFELGASSE





Objektbeschreibung

MODERN, COMPLETELY FURNISHED ROOFTOP APARTMENT, AIRCONDITIONED

This deluxe duplex apartment has recently been refurbished in a contemporary style and is fully equipped to fit the requirements of our international tenants. It is perfect for anyone looking for a quiet life in the city center.

The apartment is fully furnished, has a spacious living and dining area, a kitchen, two separate bedrooms, two terraces plus a balcony. Regular cleaning services, Wi-Fi, and digital TV are provided by the landlord.

This completely renovated 19th century period building brings together contemporary design with old world charm and is located in the heart of Vienna's cosmopolitan area.

You can enjoy other parts of town or get to work in no time! This serviced apartment is the right choice for expats!

Parking is available on request

Apartment Top 17

This particular apartment is located on the penthouse floor with spectacular views over beautifully restored buildings and clear distant views over large areas of Vienna.

The entire main terrace in front of the living and dining room faces south and gives you sunshine all day long.

Size: approx. 107 m² + 27 m² terraces (1,151 + 290 sq.ft.)

Location: 5th & 6th rooftop level with 2 terraces and balcony

Rooms:

Lower level:

- entrance hall
- 1 master bedroom
- 1 guest bedroom/study
- 1 bathroom with large shower
- 1 WC
- Balcony

Upper level:

- 1 open plan living room with large sofa
- 1 dining area with wooden table & 6 chairs
- 1 eat-in open plan kitchen
- 2 terraces

Terraces:

- 2 terraces accessed from the kitchen and the living room (facing Karlskirche)
- 1 terrace/balcony with access from each bedroom

Fittings & fixtures:

- Fully-furnished kitchen, sofa and table, dining table and chairs, beds,
- cabinets, wardrobe, terrace furniture
- Washing machine & dryer, complete set of cookware and tableware, bedlinen, toweling
- 2 TV sets (living room and master bedroom) with international SAT programs
- 1 WIFI router – free internet included
- Heating: underfloor central heating, gas
- Airconditioned
- Central vacuum cleaner system

Total Rent incl. tax EUR 2.948,00

This total rent includes:

- House operating costs and management fees (allgemeine Betriebskosten)
- Basic Cleaning - every 2 weeks (except during holidays/vacation period)
- free use of the inhouse-satellite system (except GIS fees)
- free use of broadband WLAN internet provided with a code
- yearly service fee for the gas heating system
- full house insurance inc. personal liability etc.

Extra Costs:

- € 180,-- monthly deposit payment for Gas & electricity (balanced annually after meter readings)
- GIS fees annually if applicable (not for embassies, UN personnel)

Where will you live?

Very quiet location, a 2-minute walk to Vienna's largest subway station "Karlsplatz", behind the Technical University and next to Karlskirche, one of Vienna's most beautiful baroque churches. Numerous restaurants, top hotels, shopping streets and the Naschmarkt, Vienna's renowned open air market with a selection of fresh produce, all just around the corner.

A 5-minute walk will take you to the Vienna State Opera, Musikverein, Vienna Concert Hall as well as Theater an der Wien.

Excellent connections to the rest of the city via the subway (Karlsplatz), tram or bus.

We'd be delighted to arrange a showing of this exceptional property!

We strive to give our clients the best service possible so please don't hesitate to contact us with further questions. We'll do the research and get back to you promptly!

Your team at Elisabeth Rohr Real Estate

Der Immobilienmakler erklärt, dass er – entgegen dem in der Immobilienwirtschaft üblichen Geschäftsgebrauch des Doppelmaklers – einseitig nur für den Vermieter tätig ist.

Infrastruktur / Entfernungen

Gesundheit

Arzt <500m

Apotheke <500m

Klinik <500m

Krankenhaus <1.500m

Kinder & Schulen

Schule <500m

Kindergarten <500m

Universität <500m

Höhere Schule <500m

Nahversorgung

Supermarkt <500m

Bäckerei <500m

Einkaufszentrum <1.000m

Sonstige

Geldautomat <500m

Bank <500m

Post <500m

Polizei <500m

Verkehr

Bus <500m

U-Bahn <500m

Straßenbahn <500m

Bahnhof <500m

Autobahnanschluss <3.500m

Angaben Entfernung Luftlinie / Quelle: OpenStreetMap