

!!! Totally Equipped Serviced Apartment !!!



Objektnummer: 7687/106

Eine Immobilie von CAELIA Makler GmbH

Zahlen, Daten, Fakten

Art:	Halle / Lager / Produktion
Land:	Österreich
PLZ/Ort:	1030 Wien
Wohnfläche:	201,00 m ²
Nutzfläche:	216,00 m ²
Zimmer:	5,50
Bäder:	2
WC:	2
Terrassen:	1
Kaltmiete (netto)	5.900,00 €
Kaltmiete	5.900,00 €
Miete / m²	27,31 €
Provisionsangabe:	

3 Monatsmieten

Ihr Ansprechpartner

Moritz Strachwitz

CAELIA Makler GmbH
Bauernmarkt 10
1010 Wien

H +436504068142

Gerne stehe ich Ihnen für weitere Informationen oder einen Besichtigungstermin zur Verfügung.



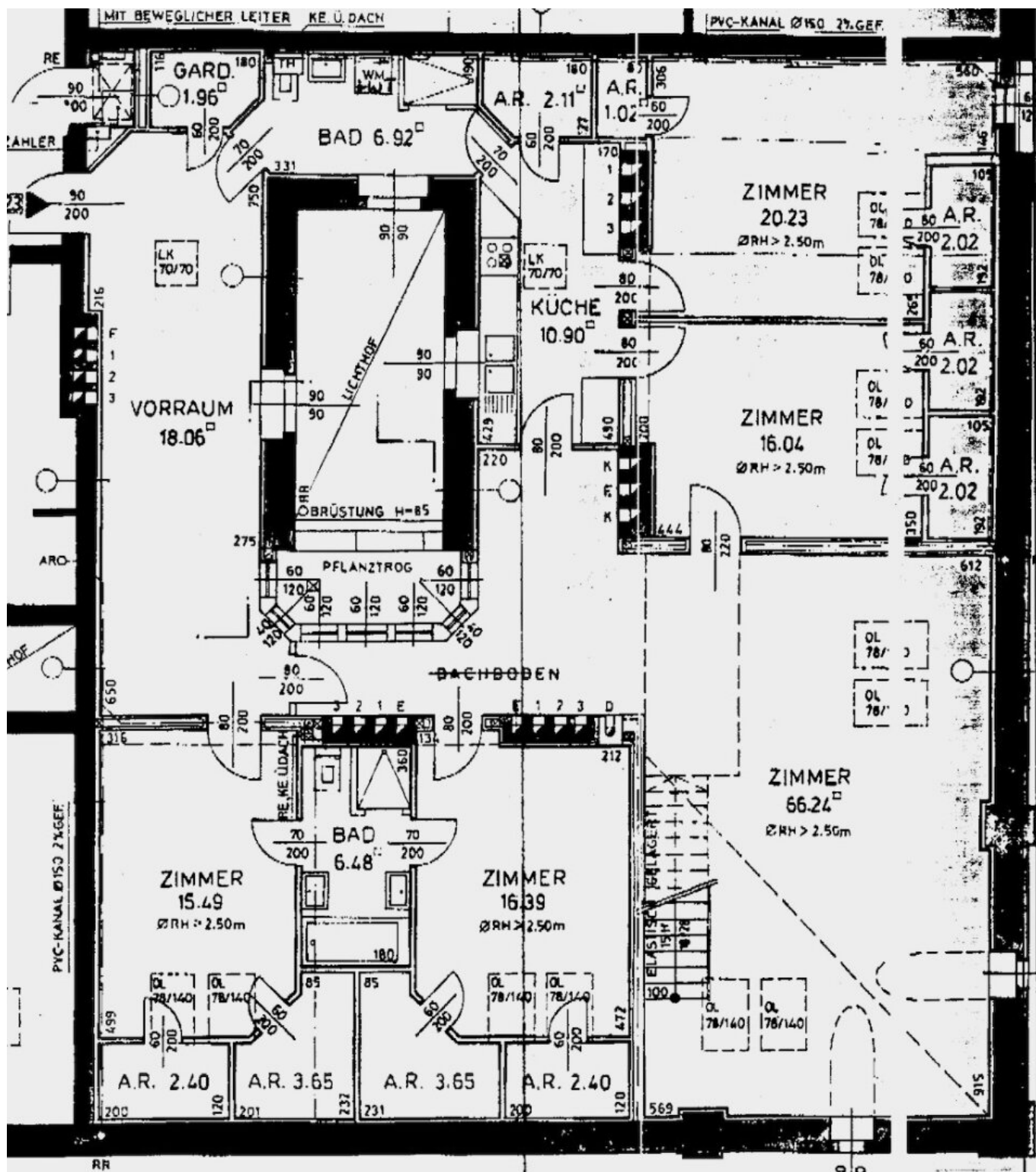


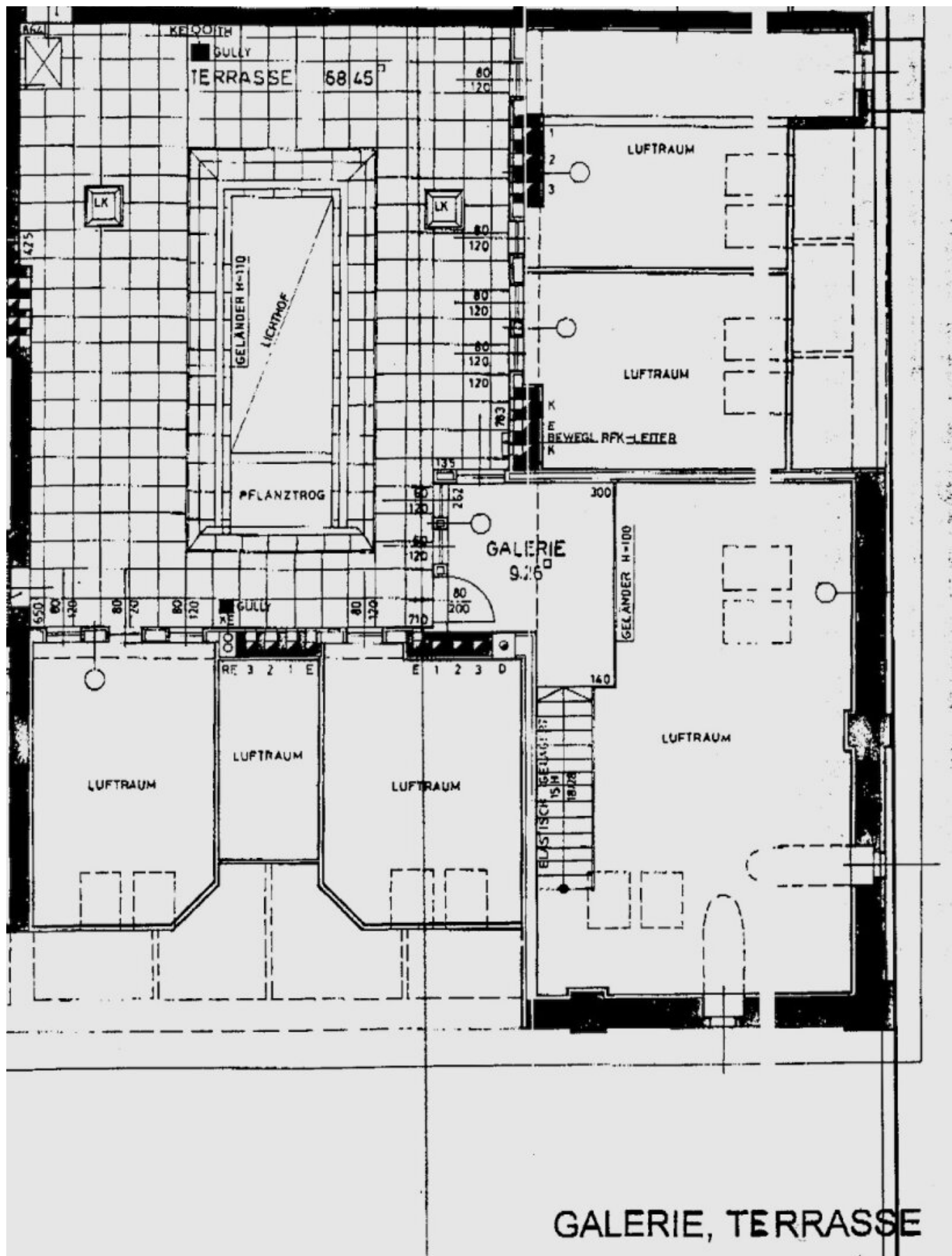












GALERIE, TERRASSE

Objektbeschreibung

A fully equipped serviced apartment is available for rent directly at the city park. The exclusive location, excellent infrastructure, direct connection to public transport, numerous parks and many restaurants - all in the immediate vicinity - is only one of many assets of this penthouse. Staff available and supervising on the spot, complete household stuff and well developed experiences are other rare advantages.

The total living space of approx. 201 m² is divided into 2 floors.

Division:

Floor 1:

- anteroom
- 4 separately accessible bedrooms fully furnished with 2 beds each and a walk-in closet
- spacious living room, equipped with TV and Flip chart facilities, electric piano and games
- dining room for 8 and more to seat
- 2 bathrooms
- 2 toilets
- open spacious kitchen with a 4-seat bar table (breakfasts)
- additional storage rooms - one containing all bedclothes, towels of various sizes, kitchen textiles and table cloths

Floor 2:

- Small working space with view into green and direct exit to the intimate terrace with 60 m² which is another highlight of this apartment.

This closed and spacious roof terrace invites for relaxing summer evenings and impresses your guests. That perfect combination of living a cosy inside and private outdoor allows to combine urban lifestyle with peace and relaxation of a private oasis.

Location of the Apartment:

In addition to the impressive apartment, the location also offers countless advantages. The excellent transport connections allow to reach all parts of the city quickly and easily, as well privately as publicly. The nearest bus stop, subway station and tram stop are just a few minutes' walk away as well as train station in foot walk's distance.

You find everything you need for your daily needs in vicinities. From garages and a variety of restaurants to doctors and pharmacies, further to schools and kindergartens, of course shopping center and supermarkets - everything is easily accessible by foot, scooter, carsharing, rent-a-bike or by public transport.

In addition to practical amenities, the area also offers a high quality of life. You'll be close to parks and green spaces perfect for a walk or jog. Cultural highlights such as The Konzerthaus, Akademietheater, City cinema and museums can also be found in the area.

Konditionen:

- Rent including all additional costs € 5.900,--
- Deposit 3BMM
- Commission 3 BMM + 20 % MwSt.
- Tax office fees

Convince yourself of this extraordinary property and arrange a viewing appointment today. This apartment offers you the perfect mix of luxury, comfort, location and quality of life.

We are available to answer any questions you may have or to schedule a viewing. The information is based on information and documents provided to us by the owner and/or third parties and is without guarantee.

Hinweis gemäß Energieausweisvorlagegesetz: Ein Energieausweis wurde vom Eigentümer bzw. Verkäufer, nach unserer Aufklärung über die generell geltende Vorlagepflicht, sowie Aufforderung zu seiner Erstellung noch nicht vorgelegt. Daher gilt zumindest eine dem Alter und der Art des Gebäudes entsprechende Gesamtenergieeffizienz als vereinbart. Wir übernehmen keinerlei Gewähr oder Haftung für die tatsächliche Energieeffizienz der angebotenen Immobilie.

Infrastruktur / Entfernungen

Gesundheit

Arzt <500m
Apotheke <500m
Klinik <500m
Krankenhaus <1.000m

Kinder & Schulen

Schule <500m
Kindergarten <500m
Universität <500m
Höhere Schule <1.500m

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 <3.000m

Angaben Entfernung Luftlinie / Quelle: OpenStreetMap