

**DREAM VIEW ++ NEWLY RENOVATED ++ 4-ROOM ++ 32
m² ROOFTOP TERRACE ++ UNLIMITED ++ AIR
CONDITIONING ++ CLOSE TO U1!**



Objektnummer: 4832/1478

Eine Immobilie von Kern Immobilien

Zahlen, Daten, Fakten

Adresse	Kolschitzkygasse
Art:	Wohnung
Land:	Österreich
PLZ/Ort:	1040 Wien
Baujahr:	1955
Wohnfläche:	116,11 m ²
Zimmer:	4
Bäder:	1
WC:	2
Terrassen:	1
Heizwärmebedarf:	C 52,36 kWh / m ² * a
Gesamtmiete	2.673,79 €
Kaltmiete (netto)	2.200,00 €
Kaltmiete	2.430,72 €
Betriebskosten:	230,72 €
USt.:	243,07 €
Infos zu Preis:	

Mietvertragserrichtung: € 360,- inkl. USt

Provisionsangabe:

Gemäß Erstauftraggeberprinzip bezahlt der Abgeber die Provision.

Ihr Ansprechpartner



Robert W. Pabisch

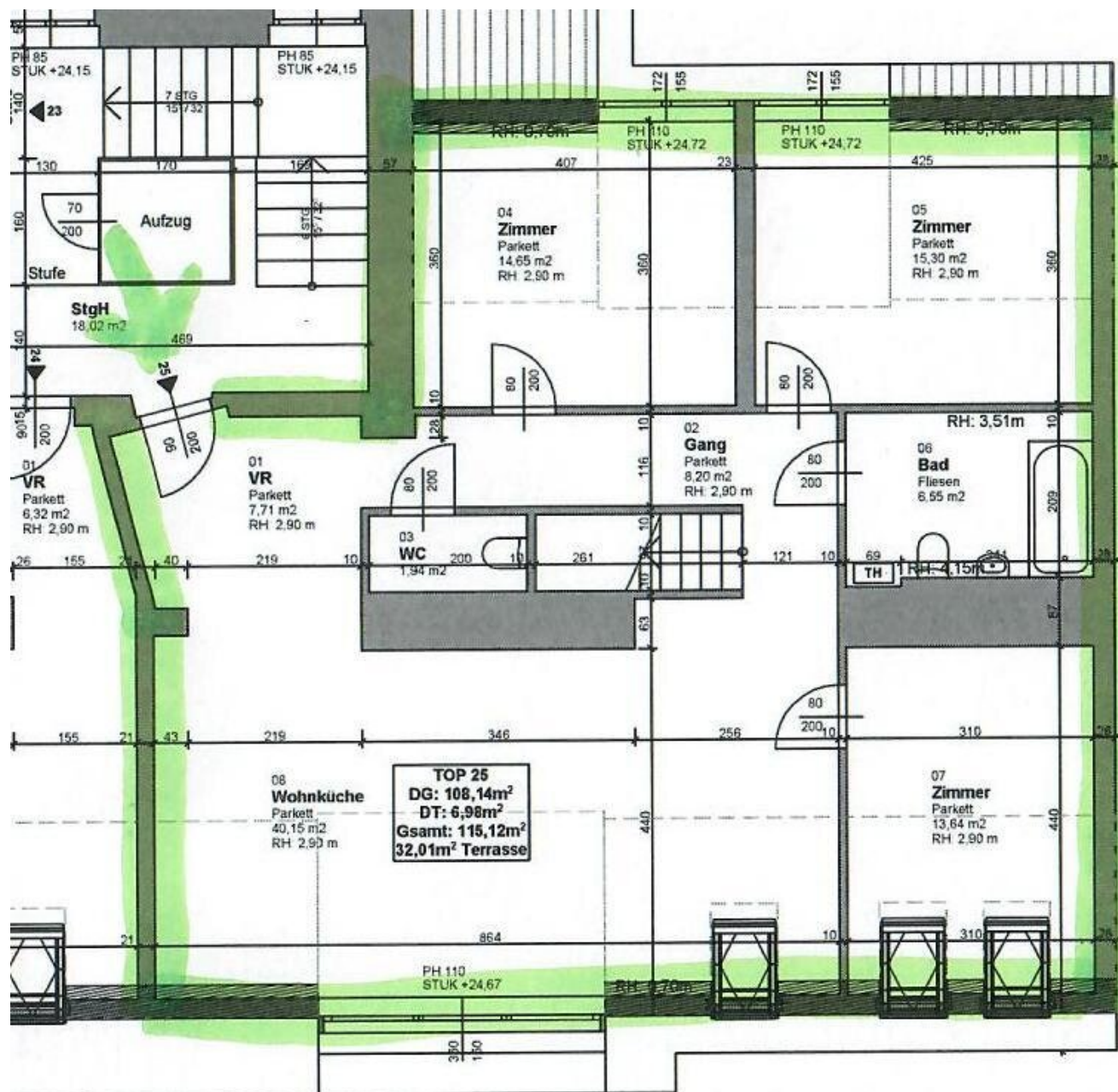












Objektbeschreibung

This quietly located apartment is situated on the top floor (7th lift level) of a beautifully renovated residential building directly next to Drasche Park and is ideal as a family apartment.

The apartment features 4 separate rooms:

- Living room with open kitchen (kitchen island!) - 40.15 m²
- 3 bedrooms (13.64 / 14.65 / 15.30 m²)

Additionally, there is an entrance hall (7.71 m²), a bathroom with a bathtub, skylight, and toilet, as well as a guest toilet.

Via a staircase, you reach the rooftop terrace (approx. 32 m²) with a breathtaking PANORAMIC VIEW over the rooftops of Vienna!

The apartment will be RENOVATED before handover - the built-in furniture in the photos can be taken over for FREE, or will be removed at your request!

Ceiling height: 2.90 m!

Due to the great location, you can quickly reach: main train station, Favoritenstraße, Wiedner Hauptstraße, etc.

All shopping facilities as well as the U1 and the 13A are in immediate proximity!

If you are interested, we look forward to your contact!

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