

Bright A/C Rooftop with Terrace – Perfect for UN & Embassy Staff



Objektnummer: 1990/45

Eine Immobilie von Vienna Housing Service

Zahlen, Daten, Fakten

Adresse	Lerchenfelder Straße
Art:	Wohnung - Etage
Land:	Österreich
PLZ/Ort:	1080 Wien,Josefstadt
Baujahr:	2013
Zustand:	Voll_saniert
Alter:	Altbau
Wohnfläche:	56,00 m ²
Nutzfläche:	66,00 m ²
Zimmer:	2
Bäder:	1
WC:	2
Terrassen:	1
Heizwärmebedarf:	D 130,70 kWh / m ² * a
Gesamtenergieeffizienzfaktor:	D 2,02
Gesamtmiete	1.450,00 €
Kaltmiete (netto)	1.164,40 €
Kaltmiete	1.318,18 €
Betriebskosten:	128,70 €
USt.:	131,82 €
Provisionsangabe:	

Gemäß Erstauftraggeberprinzip bezahlt der Abgeber die Provision.

Ihr Ansprechpartner



Mag. Marc Slomovits

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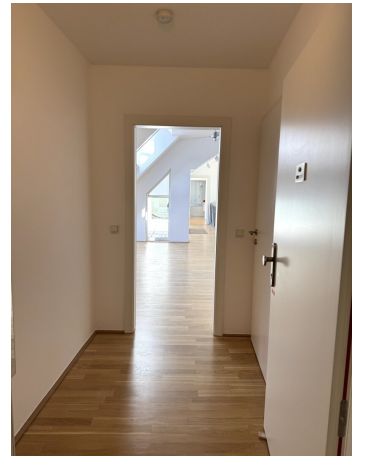
Gerne stehe ich Ihnen
Verfügung.



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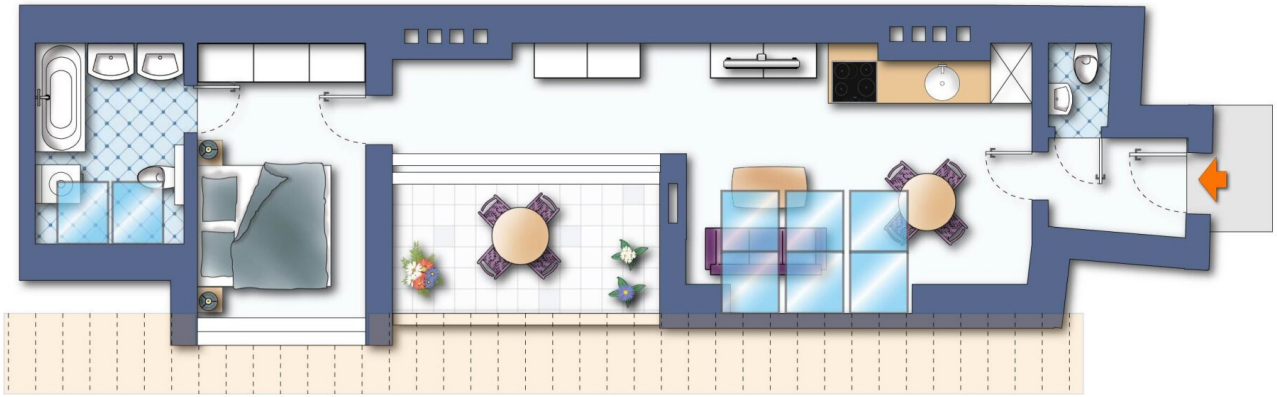












Objektbeschreibung

Located in Vienna's **popular 8th district**, this stylish top-floor apartment at **Lerchenfelder Straße** combines the charm of a classic period building with the comfort of a modern rooftop extension completed in **2013**.

The apartment offers **56 m² of living space** and a sunny **10 m² terrace** overlooking the quiet inner courtyard. Its centerpiece is the open-plan living and dining area with a **modern kitchen** and large floor-to-ceiling windows opening directly onto the terrace – perfect for relaxing outdoors. A bright bedroom, a bathroom with bathtub and washing-machine connection, as well as a separate WC create a **harmonious layout** and a pleasant living atmosphere. The **spacious entrance hall** provides **enough space** for coats, shoes, and everyday essentials.

High-quality parquet flooring, **central heating**, an **air-conditioning system**, and an elevator leading directly to the top floor ensure contemporary comfort all year round. Thanks to its courtyard orientation, the apartment is filled with natural light yet remains pleasantly quiet – an ideal retreat right in the heart of the city.

The location offers **excellent infrastructure with shops, cafés, restaurants, and cultural venues** just steps away. Tram lines 2, 5, 46 and the nearby **U2 “Volkstheater”** station provide fast and convenient connections to all parts of Vienna.

The **Vienna International Centre (UNO-City)** can be reached in about **25–30 minutes by public transport** – convenient and with just one change on the way to the VIC.

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 <250m

Klinik <750m

Krankenhaus <1.250m

Kinder & Schulen

Schule <250m

Kindergarten <500m

Universität <250m

Höhere Schule <500m

Nahversorgung

Supermarkt <250m
Bäckerei <250m
Einkaufszentrum <1.000m

Sonstige

Geldautomat <500m
Bank <500m
Post <500m
Polizei <500m

Verkehr

Bus <250m
U-Bahn <750m
Straßenbahn <250m
Bahnhof <750m
Autobahnanschluss <4.000m

Angaben Entfernung Luftlinie / Quelle: OpenStreetMap