

**TOP PENTHOUSE APARTMENT -- 4 ROOMS --
BALCONY/AIR CONDITIONING/GARAGE -- NEAR
CITY/PRATER -- SUITABLE FOR SHARING!**



Objektnummer: 4832/1531

Eine Immobilie von Kern Immobilien

Zahlen, Daten, Fakten

Adresse	Obere Weißgerberstraße
Art:	Wohnung
Land:	Österreich
PLZ/Ort:	1030 Wien
Baujahr:	2020
Zustand:	Neuwertig
Wohnfläche:	110,02 m ²
Zimmer:	4
Bäder:	1
WC:	2
Balkone:	1
Keller:	2,44 m ²
Heizwärmebedarf:	B 30,63 kWh / m ² * a
Gesamtmiete	2.999,02 €
Kaltmiete (netto)	2.484,00 €
Kaltmiete	2.681,13 €
Betriebskosten:	197,13 €
Heizkosten:	45,25 €
USt.:	272,64 €
Infos zu Preis:	

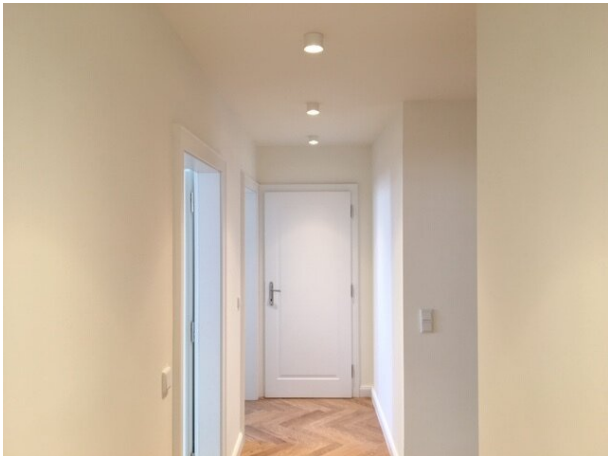
Vertragserrichtung: € 360,- inkl. USt

Provisionsangabe:

Gemäß Erstauftraggeberprinzip bezahlt der Abgeber die Provision.

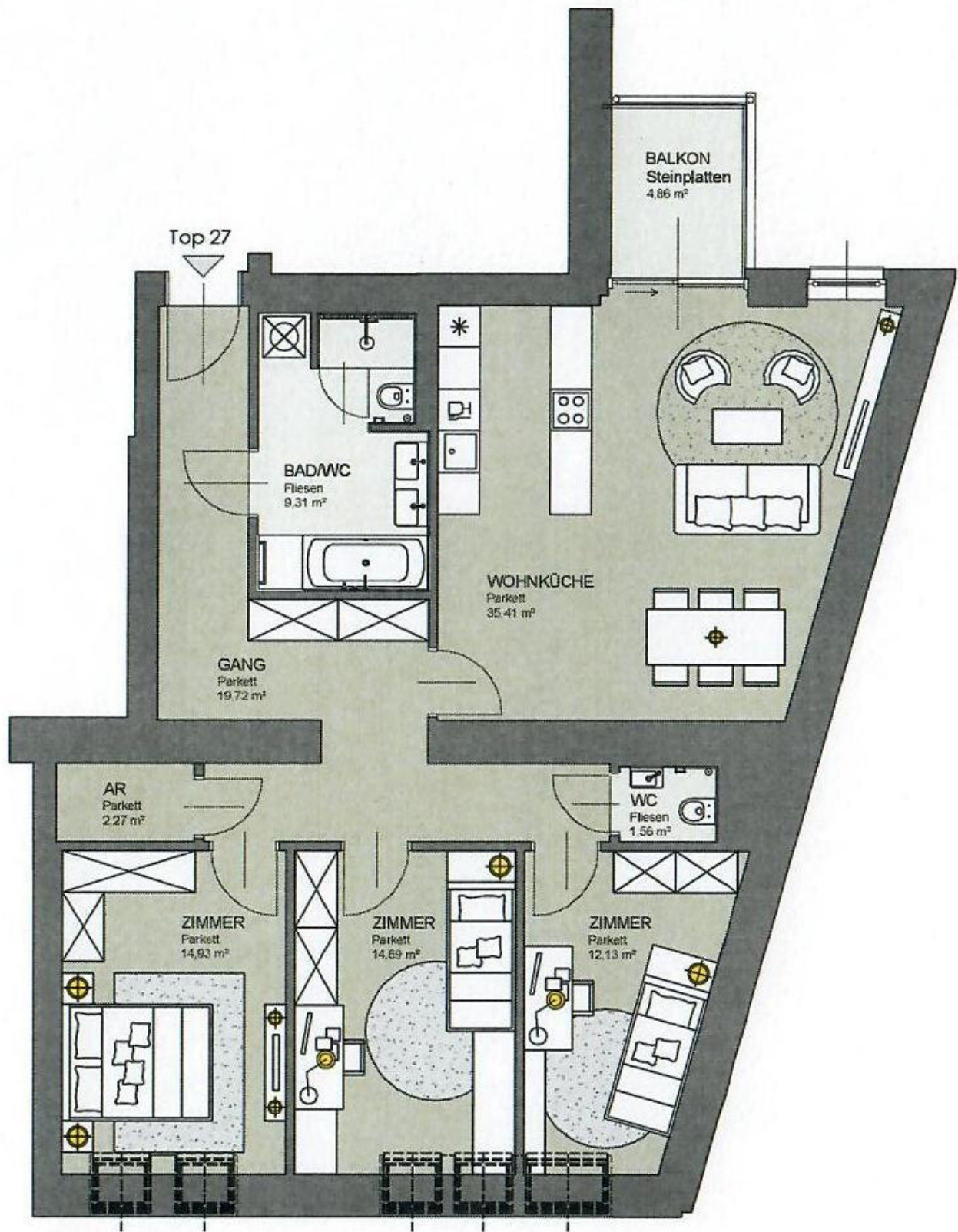
Ihr Ansprechpartner











TOP 27

1.DG

Gang	19,72
Bad	9,31
Wohnküche	35,41
WC	1,56
AR.	2,27
Zimmer	14,93
Zimmer	14,69
Zimmer	12,13
Gesamt (m²)	110,02

Balkon (m ²)	4,86
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Keller (m ²)	2,44
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Objektbeschreibung

This beautiful penthouse apartment with 4 rooms was built with high-quality materials and is located on the top floor of a beautifully renovated classic old building at the beginning of the quiet Oberen Weissgerberstraße (near Urania).

Due to its central location, you can reach Schwedenplatz with the U4 and directly in the center of Vienna in just about 5 minutes on foot, where all shopping opportunities are available.

The Wiener Prater is also just a few minutes away on foot via the Franzensbrücke!

Room layout:

- spacious hallway (19.72 m²)
- WC
- storage room (2.27 m²)
- bathroom with double sink, bathtub, shower, WC, and washing machine connection
- living kitchen with open fitted kitchen and balcony access (35.41 m²)
- balcony (4.86 m²)
- 3 bedrooms (12.13 m²/14.69 m²/14.93 m²)
- cellar compartment (2.44 m²)

A parking space in the in-house garage can be rented for € 184,- per month.

A bike room is available in the entrance area.

This beautiful apartment is ideal for city lovers who still want to live peacefully!

Due to its good room layout, the apartment is also ROOMMATE FRIENDLY!

THE APARTMENT IS VACANT AND CAN BE MOVED IN IMMEDIATELY!

If you are interested, we look forward to your inquiry at **0699 16 007 007!**

An extension of the rental agreement after 5 years is possible!

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