

Duplex apartment facing terrace close to Vienna International Centre



Objektnummer: 1990/219

Eine Immobilie von Vienna Housing Service

Zahlen, Daten, Fakten

Adresse	Schiffmühlenstraße
Art:	Wohnung - Dachgeschoß
Land:	Österreich
PLZ/Ort:	1220 Wien
Baujahr:	1994
Alter:	Neubau
Wohnfläche:	60,00 m ²
Zimmer:	3
Bäder:	1
WC:	1
Terrassen:	1
Heizwärmebedarf:	54,00 kWh / m ² * a
Gesamtmiete	995,03 €
Kaltmiete (netto)	745,00 €
Kaltmiete	904,57 €
Betriebskosten:	159,57 €
USt.:	90,46 €
Provisionsangabe:	

Gemäß Erstauftraggeberprinzip bezahlt der Abgeber die Provision.

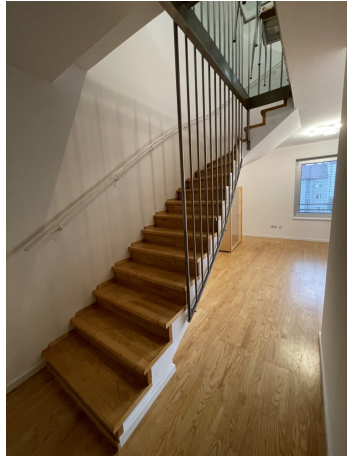
Ihr Ansprechpartner



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Negerlegasse 2







Objektbeschreibung

1220 Vienna – Schiffmühlenstraße 48

This **well maintained 3 room duplex apartment** of approximately 60 sqm is located on the **top floor of a residential building** constructed in 1994 and offers **elevator access**. A particular highlight is the **sunny south facing terrace of approximately 10 sqm** overlooking the quiet courtyard.

The apartment is situated within walking distance of the Vienna International Centre, making it an ideal choice for staff members of international organisations. The U1 underground line at Kaisermühlen VIC provides excellent public transport connections to the city centre. The nearby recreational areas of Alte Donau and Donauinsel offer outstanding leisure opportunities.

The layout is arranged over two levels. The **upper level** features the kitchen with dining area and direct access to the terrace. The **lower level** comprises the living room, one bedroom, a bathroom with bathtub and washbasin, a separate toilet, a storage room and built in wardrobes.

The apartment is rented unfurnished and is perfectly suited for singles or couples seeking a compact and well designed home close to the VIC.

Features include parquet flooring, central district heating, elevator and a basement storage unit.

Heating and electricity costs are not included. The tenant concludes the district heating contract directly with the energy provider, and billing is handled directly between the utility provider and the tenant.

The security deposit amounts to three gross monthly rents.

I look forward to your enquiry and am happy to arrange a viewing at any time.

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 <250m

Apotheke <250m

Klinik <1.750m
Krankenhaus <3.000m

Kinder & Schulen

Schule <250m
Kindergarten <250m
Universität <1.750m
Höhere Schule <3.250m

Nahversorgung

Supermarkt <250m
Bäckerei <250m
Einkaufszentrum <2.000m

Sonstige

Geldautomat <250m
Bank <250m
Post <250m
Polizei <500m

Verkehr

Bus <250m
U-Bahn <750m
Straßenbahn <1.250m
Bahnhof <750m
Autobahnanschluss <500m

Angaben Entfernung Luftlinie / Quelle: OpenStreetMap