

Short Walking Distance to Vienna International School



Objektnummer: 1990/288

Eine Immobilie von Vienna Housing Service

Zahlen, Daten, Fakten

Adresse	Attemsgasse
Art:	Wohnung - Etage
Land:	Österreich
PLZ/Ort:	1220 Wien
Baujahr:	2003
Möbliert:	Voll
Alter:	Neubau
Wohnfläche:	123,00 m ²
Zimmer:	4
Bäder:	2
WC:	3
Terrassen:	1
Keller:	3,00 m ²
Heizwärmebedarf:	B 30,80 kWh / m ² * a
Gesamtenergieeffizienzfaktor:	B 1,00
Gesamtmiete	3.149,00 €
Kaltmiete (netto)	3.149,00 €
Kaltmiete	3.149,00 €
Provisionsangabe:	

Gemäß Erstauftraggeberprinzip bezahlt der Abgeber die Provision.

Ihr Ansprechpartner



Mag. Marc Slomovits

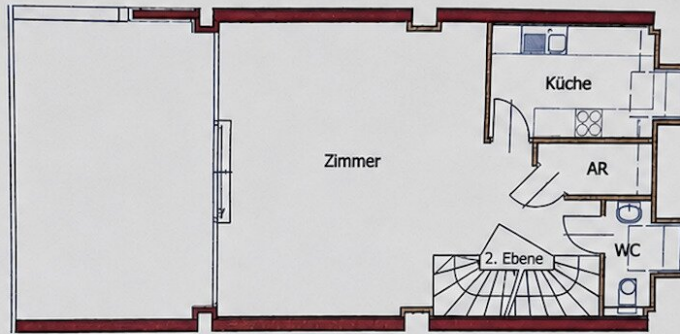
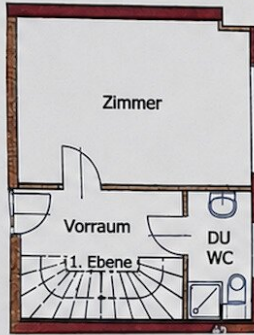
Vienna Housing Service







entrance: 5th floor
2nd level: 1st attic
3rd level: 2nd attic



scale 1:100

Objektbeschreibung

Spacious Penthouse Apartment with Wellness Area close to Vienna International School

The Vienna International Centre can be reached in approximately 13 minutes by public transport without the need to change lines.

This fully furnished penthouse apartment is located in **Attemsgasse in Vienna's 22nd district**, just a **short walk from Vienna International School and the Japanese School**. **Spread over three levels and offering approximately 123 m² of living space**, the apartment combines generous room sizes, excellent infrastructure and attractive leisure facilities within the building. The **large terrace of approximately 25 m²** overlooks Kirschblütenpark and provides plenty of space to relax outdoors. **The apartment is air conditioned** and is offered fully furnished.

The **first level** comprises an entrance hall, a spacious bedroom and a bathroom with shower and WC.

The **second level** features a bright living and dining area with direct access to the terrace, a fully equipped kitchen and a separate guest WC.

On the **upper level** there are two additional bedrooms and a bathroom with bathtub, WC and washing machine. In total, the apartment offers three bedrooms, two bathrooms and three WCs. A private storage room in the basement is also included.

Residents of the building benefit from **excellent wellness facilities** including a heated indoor swimming pool, sauna, steam room and fitness room. A communal garden area is available as well.

The location is particularly attractive for international families. Vienna International School can be reached within approximately 5 minutes on foot, while the Japanese School is only about 8 minutes away.

Kagran underground station and Westfield Shopping City are within easy walking distance, providing excellent shopping, dining and entertainment opportunities.

For sports and outdoor activities, residents enjoy easy access to the Alte Donau, the Donauinsel and Sportcenter Donaacity, which offers tennis, padel tennis, beach volleyball, basketball, football and various holiday activities for children.

Electricity and heating costs are billed separately according to individual consumption.

An **underground parking** space in the building is available for rent at 120 euro per month.

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 <500m
Apotheke <500m
Klinik <2.500m
Krankenhaus <3.000m

Kinder & Schulen

Schule <250m
Kindergarten <500m
Universität <1.000m
Höhere Schule <750m

Nahversorgung

Supermarkt <500m
Bäckerei <500m
Einkaufszentrum <750m

Sonstige

Geldautomat <500m
Bank <500m
Post <750m
Polizei <500m

Verkehr

Bus <250m
U-Bahn <500m
Straßenbahn <250m
Bahnhof <500m
Autobahnanschluss <2.250m

Angaben Entfernung Luftlinie / Quelle: OpenStreetMap