



Fantastic top floor apartment with terrace and garage

Property no. **1987**

This dreamlike attic apartment with an incomparable view of the surrounding vineyards is located in the idyllic Neustift am Walde.

The apartment offers a spacious living-dining area with a terrace in front of 156 m² of living space, which is directly accessible from the living area. The apartment also has a bedroom with bathroom en suite as well as two further rooms, a second bathroom with shower and tub and a guest toilet. The highlight of the apartment is the 100 m² roof terrace with a sensational all-round view.

FURNISHING

The apartment is tastefully furnished with high quality

- BUS system
- air conditioning
- alarm system
- Chimney connection
- Wooden floor / underfloor heating
- Wood-aluminum windows
- Electrically operated shading

A spacious cellar compartment is assigned to the apartment. There is also a spacious storage room for bicycles and prams in the basement.

The PWK parking spaces in the in-house underground car park listed in the equipment list are not included in the rental price and can be rented for each EUR 200.00 per month (+ BK and 20% VAT).

INFRASTRUCTURE

The proximity to the Vienna Woods and the vineyards guarantees a multitude of leisure activities and creates a perfect combination of green and quiet location and proximity to the city. Numerous well-known wine taverns, shops, school facilities and public transport are within walking distance.

The bus line 35A offers a very good connection to the U4, U6 and the S45 rapid transit railway. The city center and the airport are very easy to reach.

INFORMATION

The apartment is rented for a limited period of 5 years.

The cost of setting up the rental agreement is EUR 1,200.00.

The statements mentioned above are based on information and documents provided by the owner. All information is supplied without guarantee.

Please note that there is a close economic relationship between the broker and the client.

Details

- **Adress** AUT-1190 Wien
 - **Proximity** Neustift am Walde
-

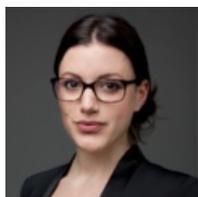
- **Living space** approx. 159 sqm
 - **Patio area** approx. 151.08 sqm
-

- **Room** 4
 - **Bathrooms** 2
 - **WC** 2
 - **Loggia** 4
-

- **Rent** € 4,880.00
 - **Operation costs net** € 430.53
 - **Other costs net** € 0.99
 - **Total rent** € 5,974.57
 - **Commission** 2 Bruttomonatsmieten zzgl. 20% USt.
-

- **Obtainable from** sofort
 - **Year of construction** 2017
 - **Energy efficiency class** B
 - **Energy efficiency class** C
 - **Category** Wohnung
-

Your contact person



LAURA WENDEL

Mobile + 43 681 812 066 34

E-mail l.wendel@marschall.at

WITH THIS QR CODE YOU CAN ACCESS THIS WEBSITE DIRECTLY – FAST AND EASY



Using a QR code scanner app on your device, you can scan the image to the left and go straight to this site on our website.