

## **1020 Wien, Odeongasse 11, Top 20 for rent:**

Rooftop apartment plus 2 balconies and rooftop terrace located in a quiet area in central Vienna.

**Address:** 1020 Wien, Odeongasse 11, Top 20

**Living Space:** 120 m<sup>2</sup> plus 25 m<sup>2</sup> rooftop terrace plus 2 balconies (6,7 m<sup>2</sup> + 3,9 m<sup>2</sup>)

**Total Rent:** 2.190,- Euros/Month (including taxes and operating costs)

**Rooms:** 3 (living room and 2 sleeping rooms) + 2 bathrooms, restroom, lobby and cloakroom

**Available:** immediately



The large living room



The Entrance area and the kitchen





The main sleeping room and a second sleeping room with bathroom attached



The main bathroom and rooftop apartments of the house



Rooftop terrace of top 20

A new erected rooftop apartment with a large living room, 2 bedrooms, a lobby, a cloakroom and 3 bathrooms (one with bathtub and one with shower) near Vienna City center. The Apartment has a 25 m<sup>2</sup> rooftop terrace with a wide view plus a 6,7 m<sup>2</sup> balcony to the courtyard and a second 3,9 m<sup>2</sup> balcony to south attached to the sleeping room.

A built-in kitchen with all appliances such as gas-stove, microwave, fridge and freezer, ventilation, dishwasher is furnished and comes with a small bar area.

The apartment is accessible barrier-free with a modern elevator.

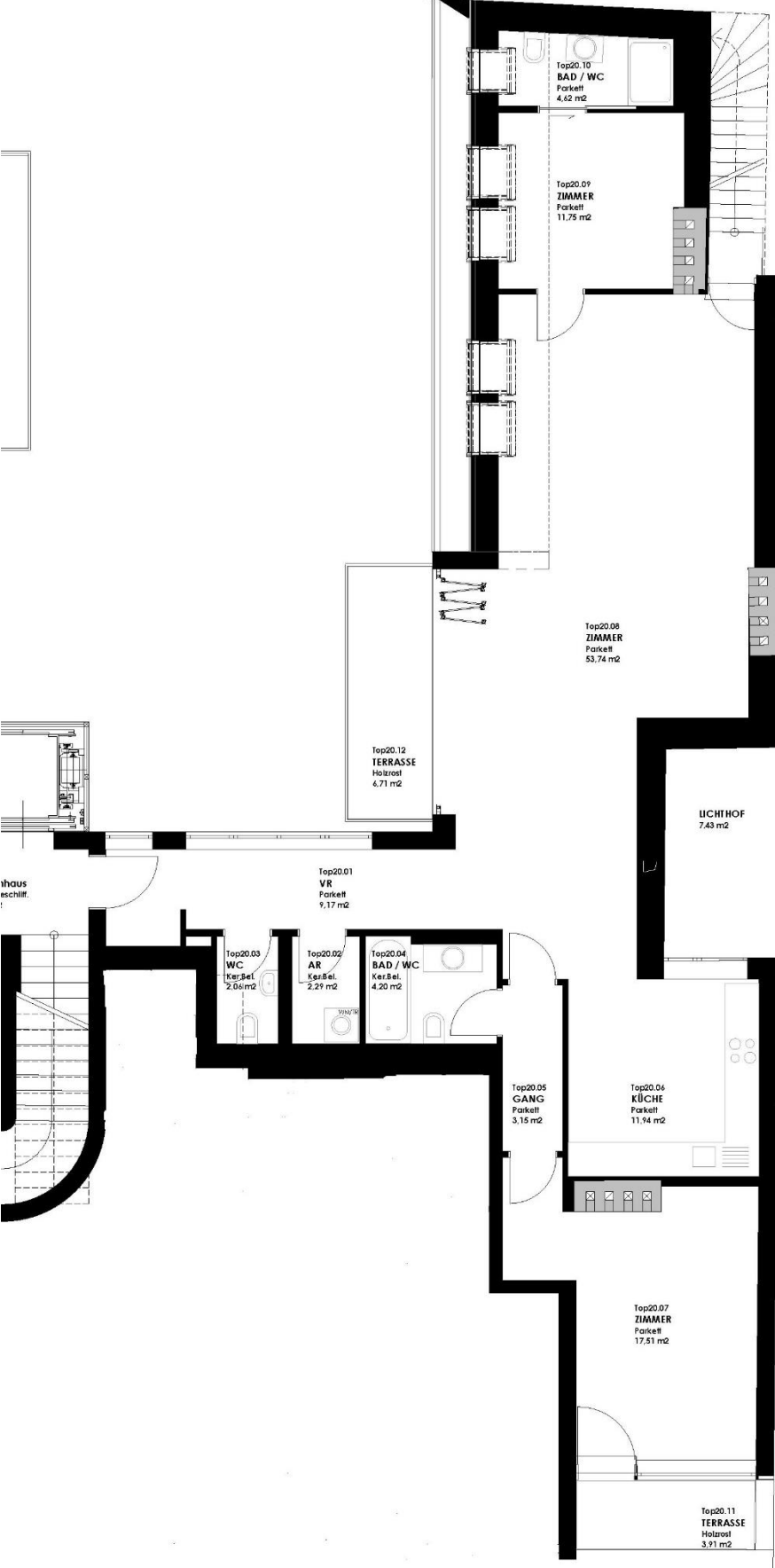
All rooms are airconditioned and with underfloor heating system.

You can use a separate personal storage room in the basement and a shared bicycle room in the courtyard of the house. A central satellite dish for Astra und Hotbird with approx. 2.000 channels worldwide is included.

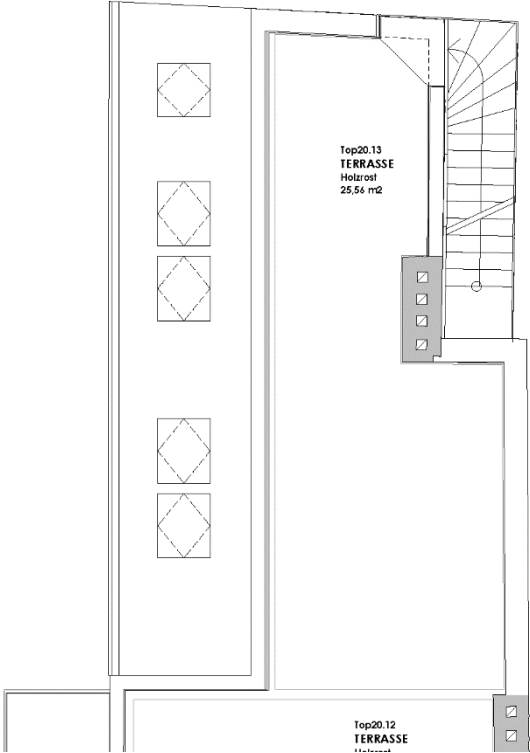
#### Floorplan:

Top 20:	Living area	Balcony +Terr.
Vestibule	9,17 m <sup>2</sup>	
Guest toilette	2,06 m <sup>2</sup>	
Cloakroom	2,29 m <sup>2</sup>	
Living room	53,74 m <sup>2</sup>	
Bedroom 1 + bathroom	16,37 m <sup>2</sup>	
Bathroom	4,20 m <sup>2</sup>	
Vestibule bedrooms	3,15 m <sup>2</sup>	
Kitchen	11,94 m <sup>2</sup>	
Bedroom 2	17,51 m <sup>2</sup>	
Balcony to south		3,91 m <sup>2</sup>
Balcony to courtyard		6,71 m <sup>2</sup>
Roofterrace		25,56 m <sup>2</sup>
<b>Complete size Top 20</b>	<b>120,43 m<sup>2</sup></b>	<b>36,18 m<sup>2</sup></b>

Plan living area:

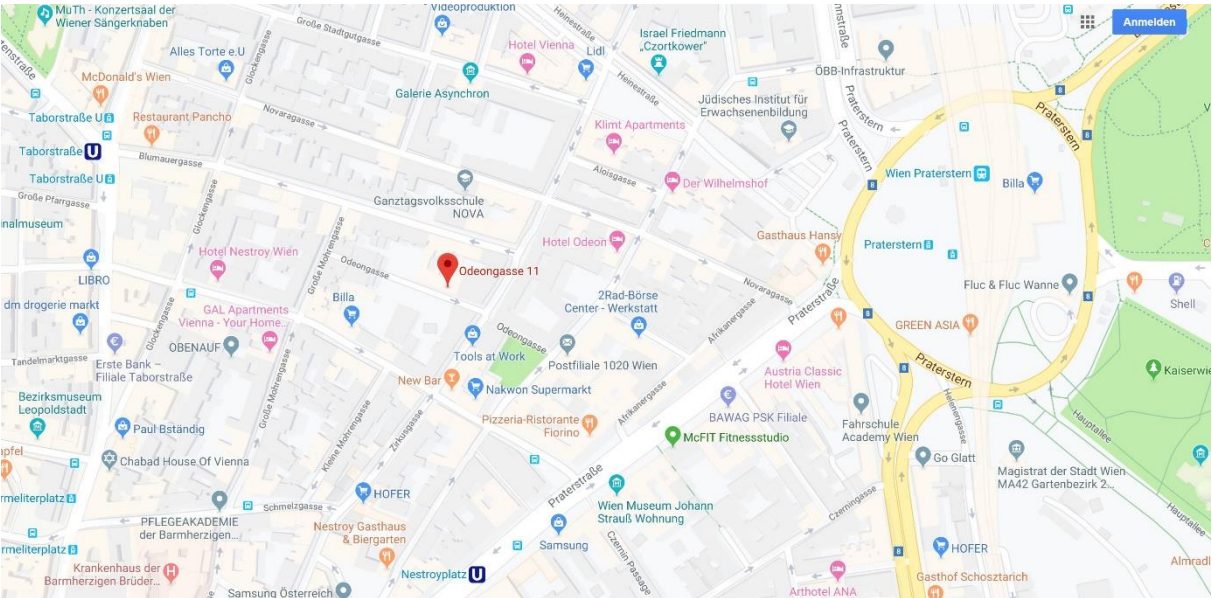


**Plan rooftop terrace:**



**Location:**

In walking distance to the City Centre and to Prater. Only a few hundred meters away from the subway stations U1 Nestroyplatz and U2 Taborstraße. Located in a pedestrian zone. Good infrastructure with parking garage in 100 m distance.







The house Odeongasse 11 located in a pedestrian zone

### Rental charge:

Net rent		1,649,51 €
Operating costs of house		262,45 €
Operating costs for the elevator		37,92 €
Operating costs for the air-condition		36,99 €
plus VAT	10%	195,73 €
plus VAT for the air-condition	20%	7,40 €
<b>Total rental charge plus VAT</b>		<b>2.190,00 €</b>

No brokers commission.

Deposit is 3 month gross rent.

Contract limited to 4 years duration, but can be extended on rolling basis.

Diplomat- resp. Expatriates-clause.

Termination any time possible in case of relocation with only 1 month notice period at end of month. All maintenance Services such as air-condition maintenance or heating system inspections included.

### Contact:

**Pfaffstaller**  
Realitäten 

**Richard Pfaffstaller, Phone: + 43 664 33 700 33, E-Mail: [richard@pfaffstaller.com](mailto:richard@pfaffstaller.com)  
or Florian Pfaffstaller, Phone: +43 664 35 128 33, E-Mail: [florian@pfaffstaller.com](mailto:florian@pfaffstaller.com)**

Energy performance certificate of the house Odeongasse 11 is available.

All information, photos and plans without guarantee.