

**Location: 1020, Odeongasse 11,**

**TOP 21 - English**

Rooftop Extension - Maisonette Top 21 with 2 southbound balcony on 2 levels and further 2 terraces on living room – level and rooftop.

**Available from March 2023 onwards**

Floorplan:

Top 21:	Living area	Balcony / Terr.
Vestibule 21.01	5,82	
Kitchen and Dining 21.03	12,48	
Living room 21.04	29,04	
Guest toilette 21.03	1,95	
Vestibule bedroom lev. 21.05	4,83	
Cloakroom lower l. 21.06	2,53	
Bedroom 1 21.07	14,21	
En Suite Bath 1 21.08	2,49	
Bedroom 2 21.10	14,66	
En Suite Wardrobe 2 21.11	2,14	
En Suite Bathroom 2 21.12	3,37	
Bedroom 3 21.09	17,48	
En Suite Bathroom 3 21.12	4,04	
Terrace upper level south		20,55
Terrace upper level north		27,60
Rooftop terrace		25,11
Balcony south from bedroom 2		3,86
Balcony south from bedroom 3		3,86
<b>Sum Top 21</b>	<b>115,04</b>	<b>80,98</b>

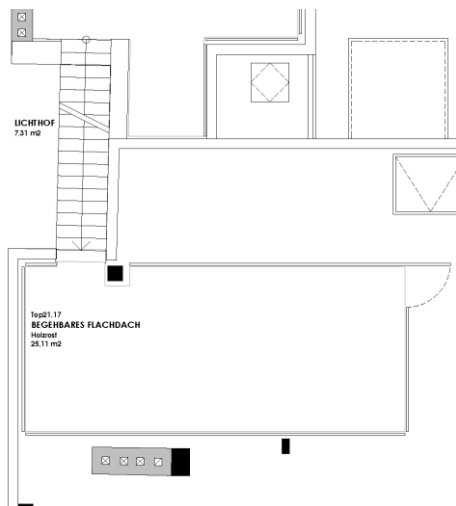
**Furnishing:**

New kitchen with all built-in appliances (gas-stove, microwave, fridge and freezer, ventilation, dishwasher).

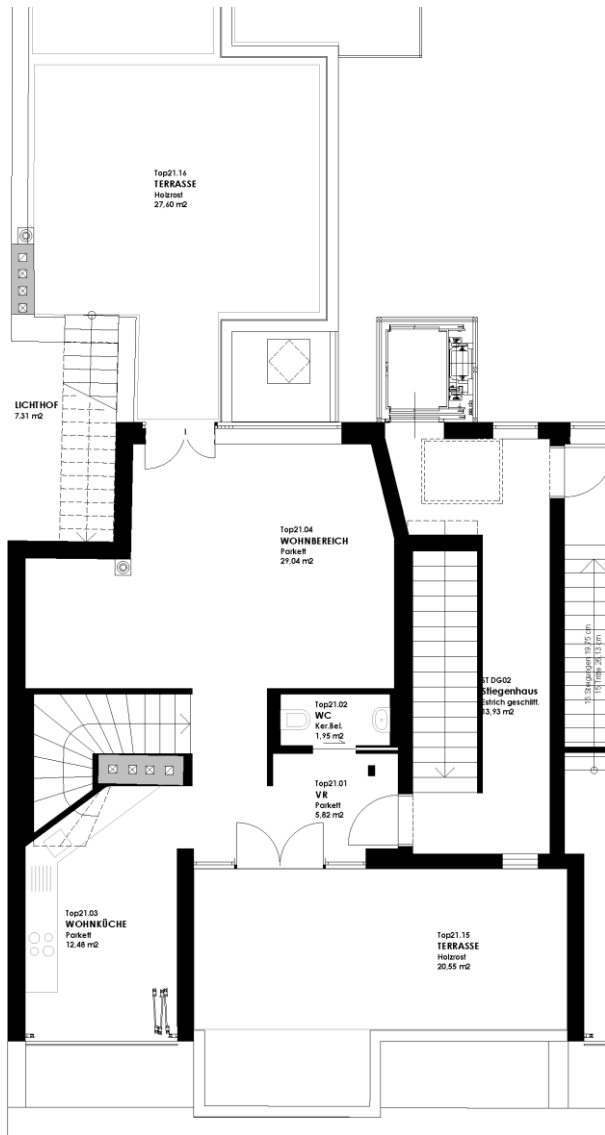
Heating unit

All rooms air conditioned

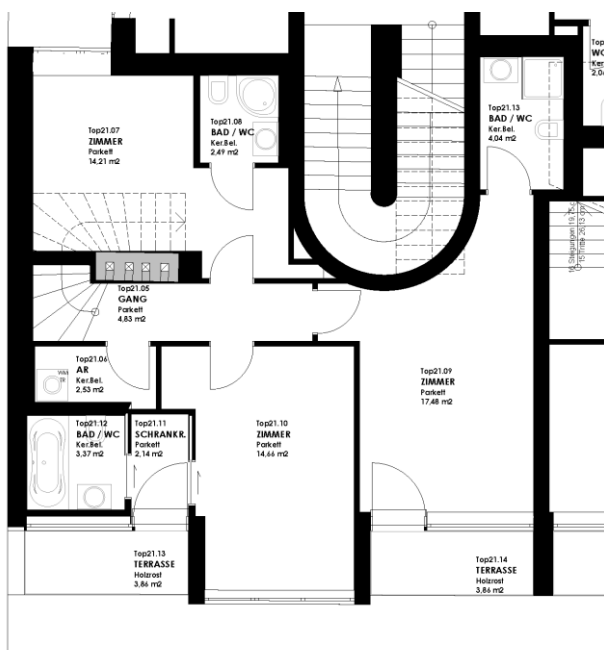
Central satellite dish for Astra und Hotbird (approx. 2.000 channels worldwide)



Roof terrace



Upper level



Lower level

General description of the house – see attachment.

Rental charge:

Rental charge net		2.199,00
Operating costs of house		278,00
Operating costs elevator		27,00
Operating costs aircon		41,00
Subtotal excl. VAT		2.545,00
VAT	10%	255,00
<b>Grand Total</b>		<b>2 800,00</b>

Other conditions:

Deposit 3 mths gross rent

Contract limited to 3 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)

Contact:

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