

**1020 Wien, Odeongasse 11, Top 19 for rent:**

Rooftop apartment plus rooftop terrace located in a quiet area in central Vienna to rent.

**Living Space: 71 m2 plus rooftop 42 m2 rooftop terrace on 2 levels**

**Total rent: 1.690,- Euros/Month**

**Rooms: 2 (living room and sleeping room) + two bathrooms and lobby**

**Available: ready available**



Living room with kitchen



Rooftop terrace on 2 levels



Sleeping room and one of two bathrooms

A new erected rooftop apartment with a large living room, one bedroom, a lobby and two bathrooms near Vienna City Centre. The apartment has a 17 m<sup>2</sup> rooftop terrace on the first level and a 25 m<sup>2</sup> rooftop terrace on the second level with a wide view.

Fully furnished with bed, dining table, chairs, tv, cabinets, internet/WLAN and more. A built-in kitchen with all appliances such as gas-stove, microwave, fridge and freezer, ventilation, dishwasher is also furnished and comes with a small bar area.

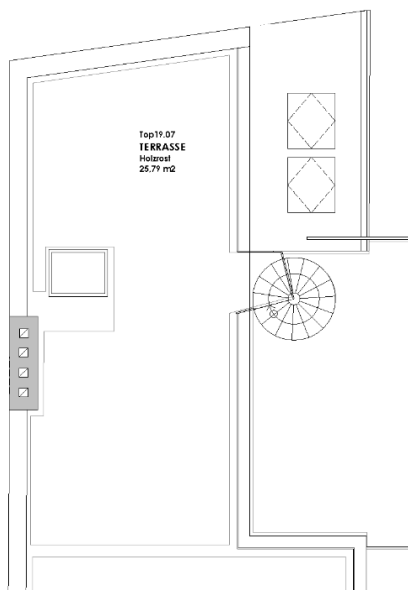
The apartment is accessible barrier-free with a modern elevator.

All rooms are airconditioned and with underfloor heating system.

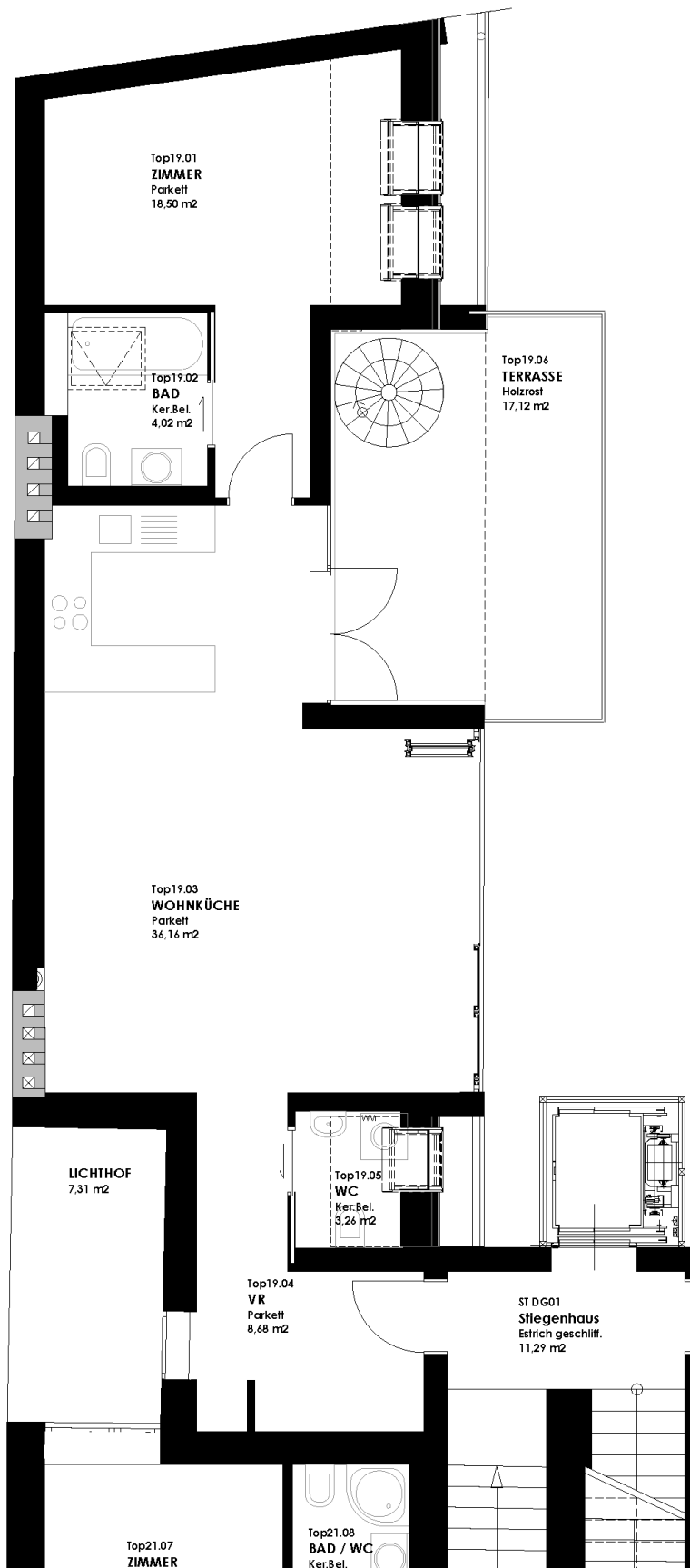
You can use a separate personal storage room in the basement and a shared bicycle room in the courtyard of the house.

A central satellite dish for Astra und Hotbird with approx. 2.000 channels worldwide is included.

**Plan rooftop terrace:**



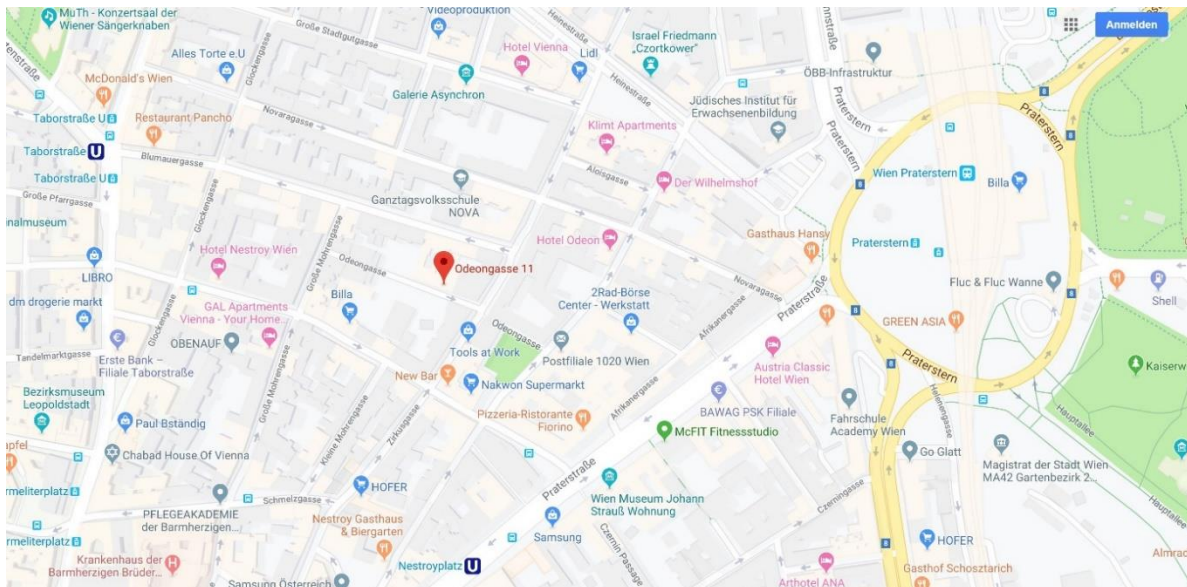
Plan living area:



## 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.



## Rental charge:

|                                       |     |                  |
|---------------------------------------|-----|------------------|
| Net rent                              |     | 1278,10 €        |
| Operating costs of house              |     | 213,76 €         |
| Operating costs for the elevator      |     | 16,33 €          |
| Operating costs for the air-condition |     | 25,40 €          |
| plus VAT                              | 10% | 151,33 €         |
| plus VAT for the air-condition        | 20% | 5,08 €           |
| <b>Total rental charge</b>            |     | <b>1.690,- €</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 3 month notice period at end of month. All maintenance Services such as air-condition maintenance or heating system inspections included.

### Contact:

**Pfaffstaller**  
Realitäten 

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Energy performance certificate of the house Odeongasse 11 is available.

All information, photos and plans without guarantee.