



Graben 7 / 8  
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## Penthouse Apartment (2 rms) with Terrace, Air-Conditioned

**Located near:** Schloss Schönbrunn, Tiergarten, U4, Wienerwald



Erstklassige Dachgeschosswohnung in Bestlage Hietzings!



**Object Nr.:** 27367  
**Purchase:** For rent  
**Type:** Apartments  
**Property type:** Flat

**Bundesland:** Vienna  
**District:** Wien 13.,Hietzing  
**ZIP / City:** 1130 Wien

**Rooms:** 2  
**Rental price:** EUR 1724.25  
**Living space:** 76.00 m<sup>2</sup>  
**Heating requirements:** C - 52.7 kWh / m<sup>2</sup> \* a  
**GesamtenenergieeffiB - 0.93  
 zienzf:**

**Date of Expiry:** 03/2032  
**Optionen:** New construction  
Lift

<b>Total rent*</b>	EUR 1,724.25
<b>Rent</b>	EUR 1,379.50
<b>Operating costs</b>	EUR 188.00
<b>VAT</b>	EUR 156.75
<b>Totally monthly costs</b>	EUR 1,724.25

**Deposit** 4800  
**Commission** In accordance with the so-called "Principle of First Instruction", the landlord pays the commission.  
 \*Rent + ancillary expenses (incl. VAT)

### Contact



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## Description

Bright, air-conditioned penthouse apartment with terrace: entrance hall/antechamber, living room (with terrace), kitchen (niche), 1 bedroom, bathroom with tub, separate WC with hand basin.

Features:

Air conditioning (in all rooms)

Parquet / tiled floors (terrace: wood imitation)

Video intercom

Roof windows with electric shading system

Elevator

Availability: immediately      Rental duration: 5 years limited with prolongation option

Small pets allowed

Location/Infrastructures:

The modern residential building is located in a quiet side street. The subway station "Unter Sankt Veit" (U4) is only 600 m / 7 minutes walk away. The tram station (line 58, Fichtnergasse) is just 2 minutes away, around the corner. You can reach the city center in 15 minutes by subway.

Good local supply (grocery/drugstores, convenience store, doctors, pharmacy, banks, restaurants, bars, ...) in the neighborhood.

If needed, a garage parking space in the building's underground garage can be rented. The current rental price is €120,- / month.

The building's **laundry room** and a **bicycle storage room** (with direct street access in/out) are also available to you.

Upon rental, a one-time fee of €108,- including VAT will be charged by the property management for the issuance of the rental agreement and the execution of the apartment handover.

An attractive penthouse/terrace apartment is "ready" for you.

For viewings and further information, I am at your disposal!

Mr. Franz Eggenweber  
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We look forward to your inquiry via email at [stagnet@expat-consulting.com](mailto:stagnet@expat-consulting.com) or by phone at +43 6607038464. Please note: The owners wish a discreet handling through us. Our general terms and conditions apply to our offers. All information comes directly from the owner, and we cannot assume liability for its accuracy or completeness. We would like to point out that Expat-Consulting GmbH acts as a dual broker based on existing business practices (§5 Abs 3 Broker Act).

Please understand that since June 13, 2014, due to a new EU directive (FAGG - Distance and Foreign Sales Act), we can only implement detailed information, viewings, and sending exposés for the requested properties after you confirm that you wish us to act immediately and that you have been informed about your withdrawal rights according to §11 FAGG. After you have sent us your inquiry, you will receive all essential information via email. We are also happy to bring all essential documents for the initial viewing or explain the new guidelines to you personally.

We would like to point out that due to the obligation to provide proof to the owner, only inquiries with a name and phone number can be processed.



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The broker declares that - contrary to the common practice of dual brokerage in the real estate industry - they only work for the landlord.



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