



EXPOSE

Penthouse for Rent

TOP 21 · KIRCHFELDGASSE 18 · 1120 VIENNA

rent-apartment-vienna.com



Fully Furnished

Move-in ready with premium furniture and appliances



Private Balcony

Spacious outdoor area with panoramic city views



Garage Parking

Secure underground parking included



Climate Control

Modern heating and cooling systems throughout

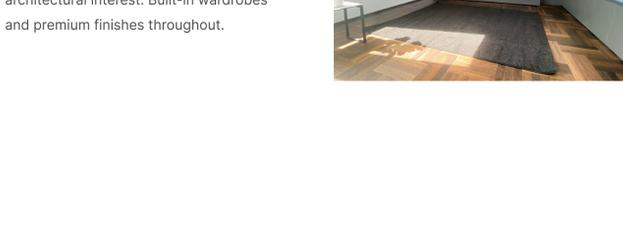


Flexible Rental

3-5 year terms with early termination options

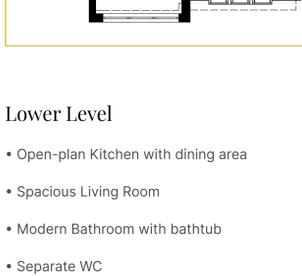
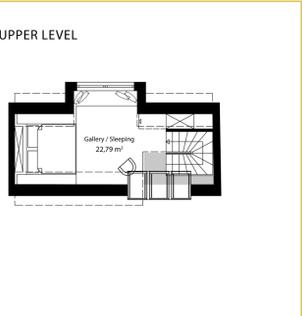


THE APARTMENT



Kitchen & Dining

Open-plan kitchen featuring high-end appliances, marble countertops, and a generous dining area perfect for entertaining. Modern cabinetry offers ample storage.

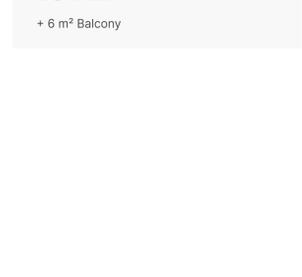


Living Area

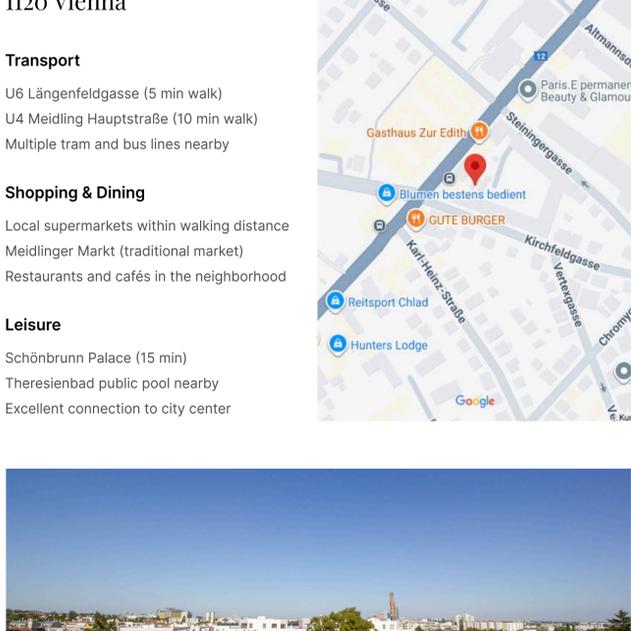
Spacious living room with floor-to-ceiling windows flooding the space with natural light. Direct access to the private balcony with stunning Vienna views.

Gallery Bedroom

Elegant mezzanine bedroom with gallery-style design, offering privacy and architectural interest. Built-in wardrobes and premium finishes throughout.



FLOORPLAN



Lower Level

- Open-plan Kitchen with dining area
- Spacious Living Room
- Modern Bathroom with bathtub
- Separate WC
- Private Balcony (6 m²)
- Storage Room

Upper Level

- Gallery Bedroom with high ceilings
- Built-in wardrobe storage

Total Living Space

101 m²
+ 6 m² Balcony

LOCATION

Kirchfeldgasse 18 1120 Vienna

Transport

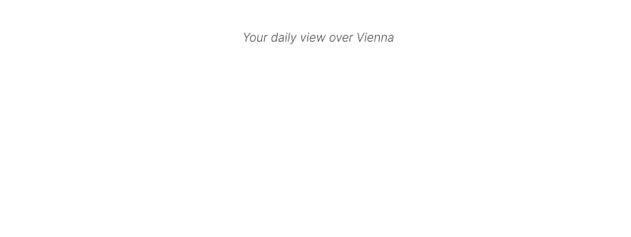
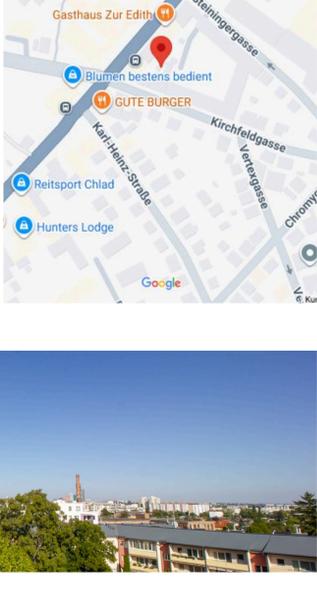
U6 Längenfeldgasse (5 min walk)
U4 Meidling Hauptstraße (10 min walk)
Multiple tram and bus lines nearby

Shopping & Dining

Local supermarkets within walking distance
Meidlinger Markt (traditional market)
Restaurants and cafés in the neighborhood

Leisure

Schönbrunn Palace (15 min)
Theresienbad public pool nearby
Excellent connection to city center



Your daily view over Vienna

RENTAL CONDITIONS

Monthly Rent

Rent Apartment*	€2,420.00
Operating Costs*	€395.00
Heating*	€140.00
Rent Garage Parking*	€120.00

Total Monthly €3,075

* Legal Information

Rent will be annual indexation to (Austrian CPI)
Operating and heating costs are advance payments and may vary based on actual consumption. Annual reconciliation applies

All stated prices include VAT (10% and 20%).

Rental Terms

Security Deposit

€6,000
Refundable upon move-out

Rental Period

3-5 years (flexible)

Early Termination

Possible after 6 months with 3 months' notice

Indexation

Annual adjustment to Austrian Consumer Price Index (CPI)

Availability

Immediately

Energy Performance

HWB: 35.6 fGEE
GEE: 0.816

Electricity

Electricity- costs are not included in the rental price and must be registered separately. Monthly electricity costs are expected to range between €100 and €200, depending on usage. Assistance with the electricity registration process can be provided upon request.

Contact & Viewing Request

✉ office@rent-apartment-vienna.com

☎ +43 664 3387066

📍 Kirchfeldgasse 18, 1120 Vienna

Expats welcome – we support international tenants with the rental process and provide assistance in English.

rent-apartment-vienna.com