

## Top 1-24 Lerchenfelderstraße 138, 1080 Wien



Interactive 3D visualization on:  
[www.wien-projekte.eu/lerchenfelderstrasse138/24](http://www.wien-projekte.eu/lerchenfelderstrasse138/24)



### Description of the apartment:

This beautiful central apartment is oriented towards the south and lies in the front attic of the house. With a lift and through a short hallway one reaches the spacious entrance hall with access to a storage room and a separate guest toilet. The friendly, stylish space concept allows direct access from the hallway into the bright and airy living room with adjoining kitchen.

Living Space:	119,05m <sup>2</sup>
Flat roof:	20,76m <sup>2</sup>
Terrace:	9,13m <sup>2</sup>

From the living room you reach 2 bedrooms (or studies) which are looking into a very quiet, open courtyard, each with private bath and toilet.

In the living room, where a chimney connection prepares for an open fireplace, there is also an open air space reaching up to the 2nd Floor and a gallery with stylish stairs. From the gallery, which can be used as a library you enter a bedroom with attached bathroom. Furthermore, you reach the eastern terrace, which in turn (over a few steps) leads to the 20.76 m<sup>2</sup> large flat roof with a fantastic view.

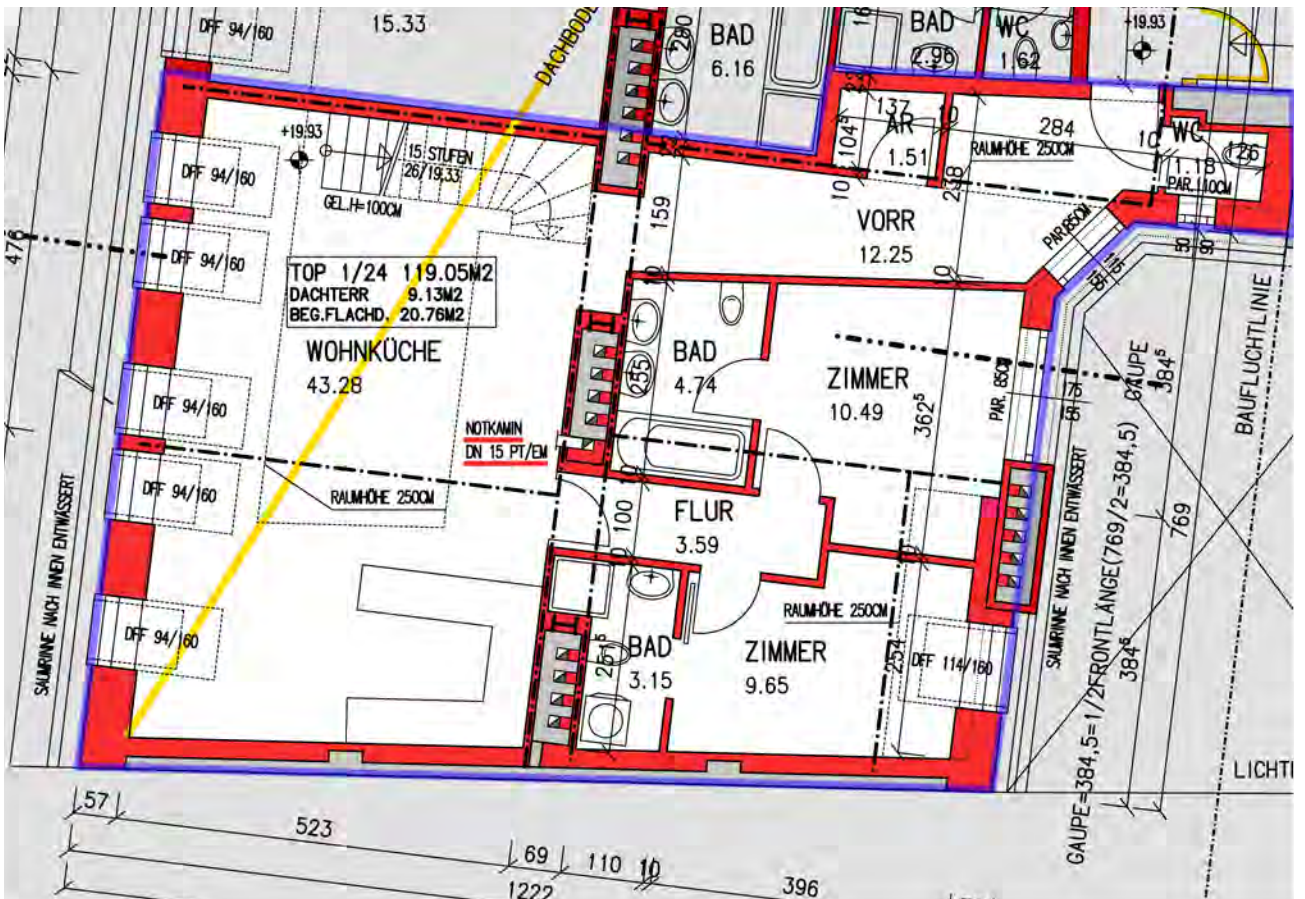
All apartments have a private parking garage with separate entrance, a ground level access to the basement and an elevator access.

**Tax consultancy:** Schabetsberger & Partner  
1010 Wien, Fischerstiege 9  
Tel.: 01/513 56 50

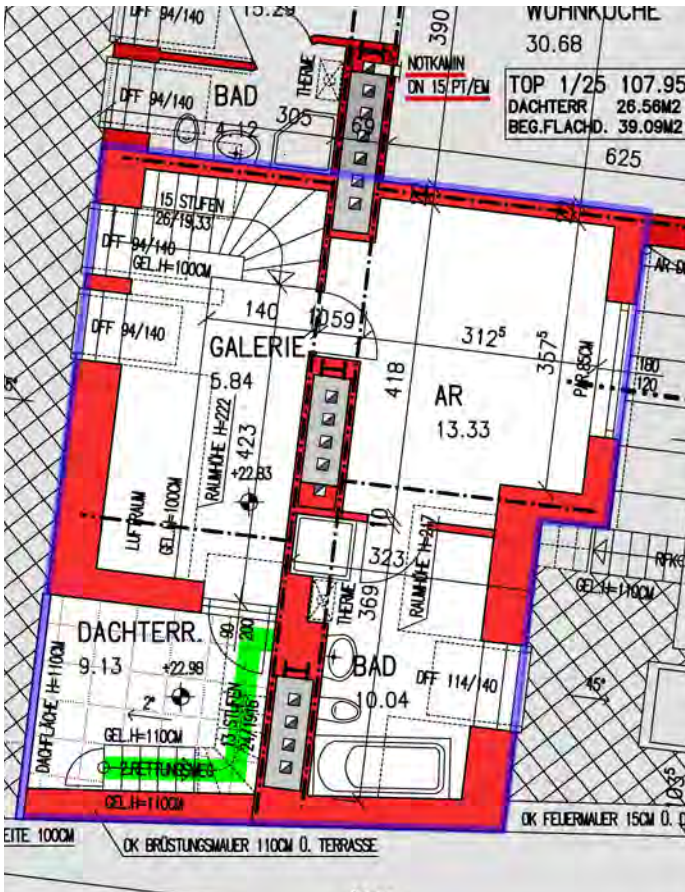
**Law firm:** Dr. Stefan Gulner  
Lugeck 7, 1010 Wien  
Te.: 01/513 40 92

More details on: [www.wien-projekte.eu/lerchenfelderstrasse138/24](http://www.wien-projekte.eu/lerchenfelderstrasse138/24)

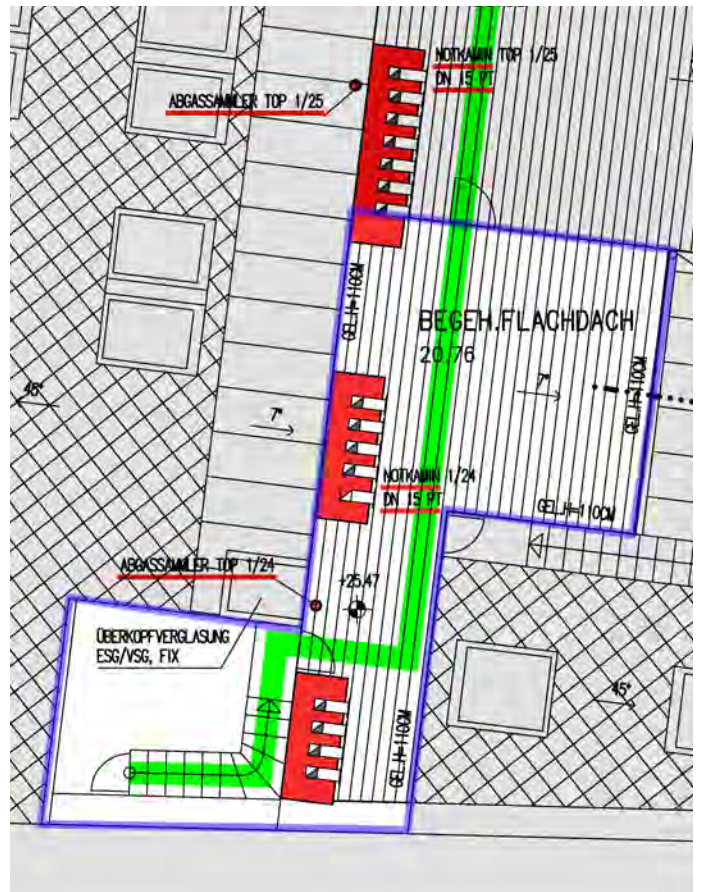




D.G.1



D.G.2



Dachaufsicht