



#0046000042

Wohnen mit hohen Ansprüchen

1190 Wien

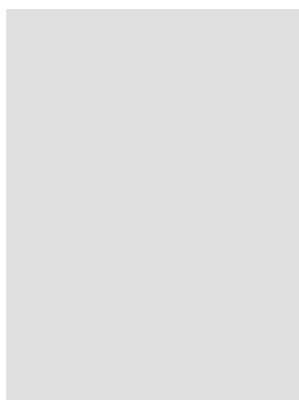


Rent: 3.657,00 €

Living Area: 160,00 m²

Rooms: 5

YOUR CUSTODIAN



Alexander Uitz

Raiffeisen Immobilien Demo (Staging)

alexander.uitz@riv.at

+436646051751715





DESCRIPTION

This extraordinary project was built by the clients in the way they would like to live themselves. Great attention was paid to quality and execution.

Here is an overview of the advantages of this extraordinary project:

Furnishing:

Brick construction: Wienerberger W.i Plan

ceiling cooling

Geothermal heating (no fossil fuels)

Wood-aluminium windows with triple insulating glazing and external blinds

Special sound insulation of the apartment partitions

flush chair strips and door frames

Interior doors 2.20 meters high

Flush floor-to-ceiling/floor-to-ceiling windows and lift-and-slide doors (with barrier-free threshold)

High-end fiber optic cabling

Garage entrance with camera surveillance and garage door opener from the apartment

large basement compartments with their own power supply

E-charging stations in the garage

Space for emergency generator in the house

Parquet floors oiled oak

Sanitary ceramics mainly Villeroy & Boch

Fittings mainly Hansgrohe

floor-level showers

The project also offers:

optimal location in the countryside

open feeling of space

spacious open spaces

sustainable construction

self-sufficient energy supply

pleasant room climate

smart sun protection

high quality interior

numerous underground parking spaces

changeable floor plans

The property includes 16 exclusive condominiums from 65 m² to 147 m² in the beautiful 19th district.

This apartment is characterized by high quality and modern equipment such as panoramic windows, flush doors and underfloor heating and ceiling cooling.

Each residential unit also has access to an open space such as a balcony, terrace or garden.





FITTINGS AND PROPERTIES

PROPERTIES



Category	Ground Floor Apartment
Usage Type	Living
Sales Type	Rent
Year of construction	2021
Construction Completion Date	01.12.2021
Car Spaces	Underground Garage (optional)

AREAS

Living Area	160,00 sqm
Usage Area	10,00 sqm
Balcony Area	17,00 sqm
Garden Area	220,22 sqm

ENERGY CERTIFICATE

Available

Energy Certificate Date	01.12.2021
Valid until	30.11.2031
HWB-Value (KWh/m ² /a)	37,50
HWB Class	 B
fGEE Value	0,81
fGEE Class	 A

SEGMENTATION

Total Rooms	5
Bathrooms	1
Toilets	2
Bedrooms	3
Terraces	1
Balconies	1

Brick construction: Wienerberger W.i Plan

ceiling cooling

Geothermal heating (no fossil fuels)

Wood-aluminium windows with triple insulating glazing and external blinds
 Special sound insulation of the apartment partitions
 flush chair strips and door frames
 Interior doors 2.20 meters high
 Flush floor-to-ceiling/floor-to-ceiling windows and lift-and-slide doors (with barrier-free threshold)
 High-end fiber optic cabling
 Garage entrance with camera surveillance and garage door opener from the apartment
 large basement compartments with their own power supply
 E-charging stations in the garage
 Space for emergency generator in the house
 Parquet floors oiled oak
 Sanitary ceramics mainly Villeroy & Boch
 Fittings mainly Hansgrohe
 floor-level showers

FEATURES

Location	East, West	Additional rooms and areas	Guest Toilet, Bike Room
Condition	First Use	Age	New Building
Floor	Flagstone, Parquet	Furnished	Unfurnished
Construction	Massive Construction	Cellar	Basement Storage Room
Sanitation	Show, Bathtub, Bathroom Window	Kitchen	Kitchenette, Open Kitchen



PRICES AND FINANCIAL INFORMATION

BASE PRICES

Net Rent	3.000,00 € incl. 20% VAT
Parking space rent	84,00 € incl. 20% VAT
Net Rent Sum	3.084,00 € incl. VAT

RUNNING COSTS

Running costs	495,00 € incl. 10% VAT
Running costs Lift	44,00 € incl. 10% VAT
Heating Costs	12,00 € incl. 20% VAT
Warmwater	22,00 € incl. 10% VAT

TOTAL

Total Rent	3.657,00 € incl. VAT
Commission Rent	3 gross monthly rents plus 20% VAT
Deposit	3 gross monthly rents

SIDECOSTS

Costs for contract	240,00 € incl. 20% VAT
Lease registration fee	100,00 €



INFRASTRUCTURE AND SURROUNDING

Great location in the beautiful 19th district!

INFRASTRUCTURE

Health

< 500m: Doktor Brigitte Aloy-Meixner

< 500m: Dr.Med. Christa Carda

< 1km: Schmuth Thomas

Gastronomy

< 500m: Ablaufdatum Sommer 2017

< 500m: Café Nest

< 500m: Chinarestaurant Sievering

< 500m: Pizzeria Ristorante Capri

< 1km: Restaurant Brandl

< 1km: Grinzinger Brau

Recreation

< 500m: Body Plus

< 500m: Blindengarten

Shopping

< 1km: Galerie Radetzky

< 1km: Interior Concept

Education

< 1km: Kindergarten

GALLERY



LINKS AND DOWNLOADS

[More information](#)

[1190gr](#)

[stock-photo-floor-plan-top-view-apartment-interior-isolated-on-white-background-d-render-1028925232](#)

[stock-photo-floor-plan-of-a-home-top-view-d-illustration-open-concept-living-apartment-layout-1338543359](#)

