

**Visit Today, Move in Tomorrow: Furnished Dream  
Apartment at DANUBEFLATS – Members Club, Bar,  
Lounges**



Wohn-Essbereich Richtung Balkon

**Objektnummer: 127535\_39**

**Eine Immobilie von IMMOcontract Immobilien Vermittlung GmbH**

## Zahlen, Daten, Fakten

Adresse	Wagramer Straße 2
Art:	Wohnung - Etage
Land:	Österreich
PLZ/Ort:	1220 Wien
Baujahr:	2020
Zustand:	Erstbezug
Möbliert:	Voll
Alter:	Neubau
Wohnfläche:	56,30 m <sup>2</sup>
Zimmer:	2
Bäder:	1
WC:	1
Balkone:	2
Heizwärmebedarf:	A 23,23 kWh / m <sup>2</sup> * a
Gesamtenergieeffizienzfaktor:	A 0,80
Gesamtmiete	2.146,71 €
Kaltmiete (netto)	1.709,00 €
Kaltmiete	1.879,90 €
Betriebskosten:	242,55 €

## Ihr Ansprechpartner



**Mag. Ines Lirsch-Toifl**

IMMOcontract Immobilien Vermittlung GmbH  
Schnirchgasse 17  
1030 Wien

T +43 1 890 0 800 8202  
H 004366460008202









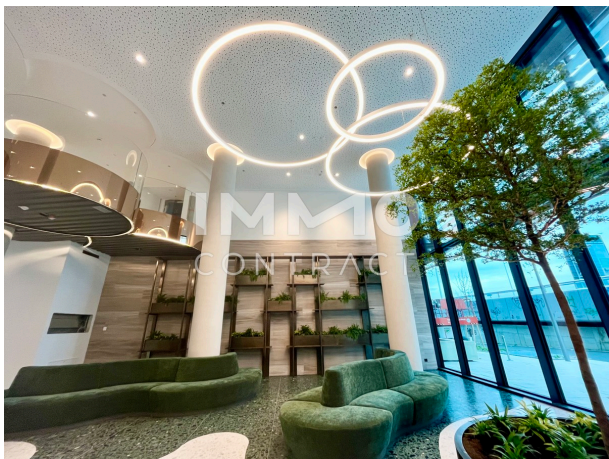




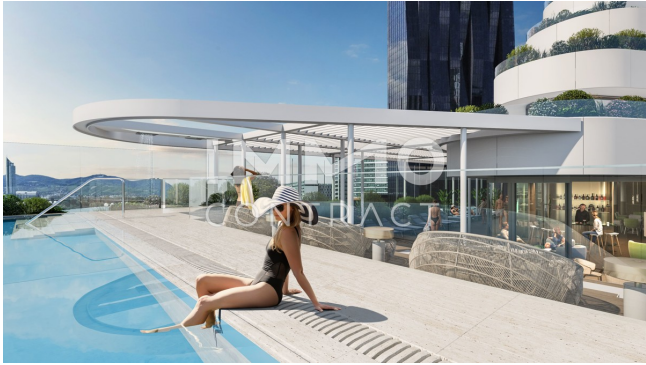




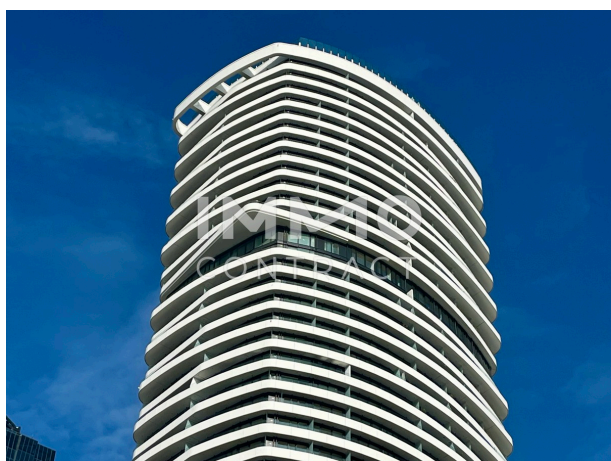


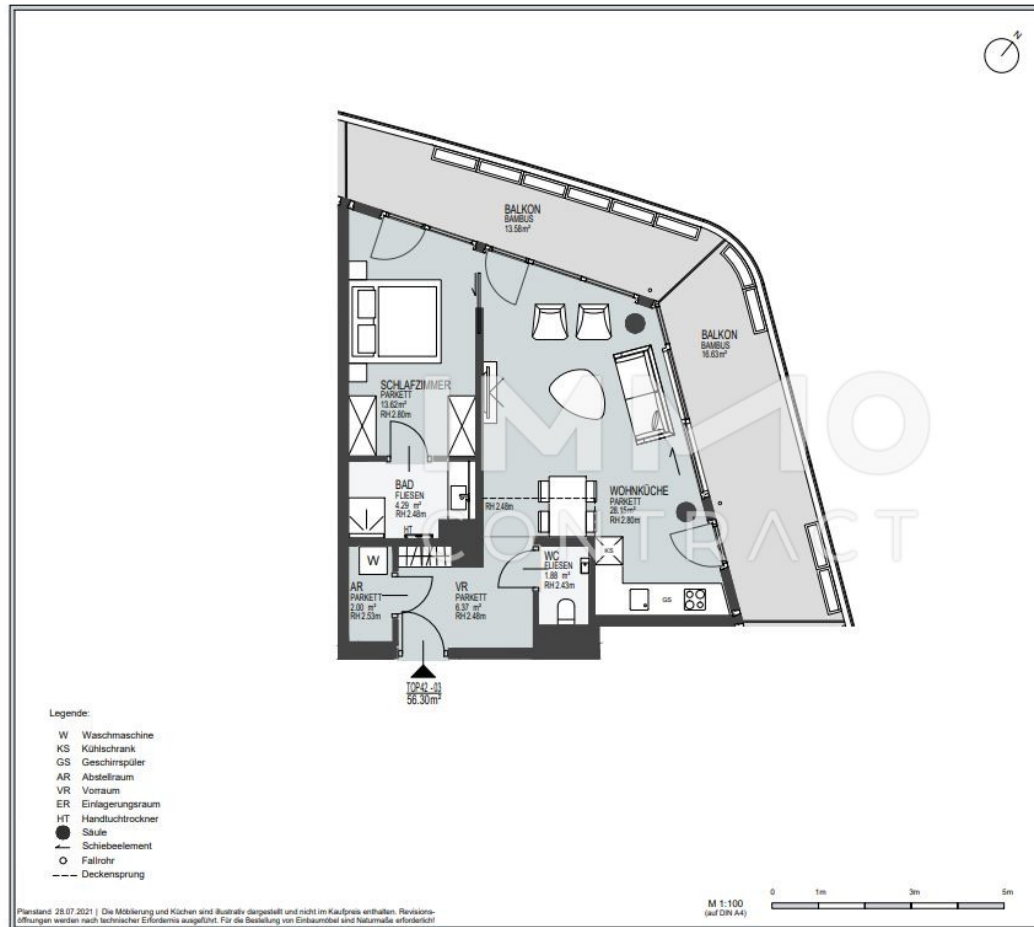












- Legende:
- W Waschmaschine
  - KS Kühlschrank
  - GS Geschirrspüler
  - AR Abstellraum
  - VR Vorraum
  - ER Einlagerungsraum
  - HT Handtuchtrockner
  - Säule
  - Schiebeelement
  - Fallrohr
  - Deckensprung

M 1:100  
(auf DIN A4)

Planstand 28.07.2021 | Die Möblierung und Küchen sind illustrativ dargestellt und nicht im Kaufpreis enthalten. Revisionsöffnungen werden nach technischer Erfordernis ausgeführt. Für die Bestellung von Einbaumöbel sind Naturmaße erforderlich!

**DANUBEFLATS**  
THE ONE AND ONLY.

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EBENE 42  
TOP 42-03

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Wohnfläche: ca. 56,30m<sup>2</sup>  
Balkon: ca. 13,58m<sup>2</sup> + 16,63m<sup>2</sup>

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Kahlenberg

Neus Donau  
Innere Stadt  
Kornbrunn

Alle Donau

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EIN PROJEKT VON:

DanubeFlats | Wagramer Straße 2, 1220 Wien | www.danube flats.at

VERMARKTUNG:



## Objektbeschreibung

DANUBEFLATS – Urban Lifestyle on an International Level! Experience a lifestyle you would otherwise only find in the world's most modern metropolises – the exclusive rental apartments at DANUBEFLATS make it possible. Situated in one of Vienna's most sought-after locations, right on the New Danube, urban living meets a vacation-like atmosphere. Numerous leisure activities are just outside your doorstep, and within minutes, you can reach both Vienna's city center and major city exits by subway or car. From the moment you enter the impressive two-story lobby, the building's exclusivity becomes tangible. A doorman warmly welcomes you and your guests before one of Austria's fastest elevators takes you to your floor. This bright and modern two-room apartment features an optimal layout and impresses with its spacious balcony, accessible from every room, offering a stunning panoramic view. A separate toilet with a hand basin and a practical storage room with a washing machine connection provide additional space and convenience. The sunlit living kitchen creates an open and inviting atmosphere and is elegantly furnished. A sliding door leads to the cozy bedroom, which connects to a private bathroom equipped with a washbasin, shower, and towel warmer – towels included, of course. The highlight of this wonderful apartment is its particularly deep balcony, a unique feature in this part of the tower, perfect for relaxing or socializing outdoors. The furniture is already waiting to be unpacked! A parking space in the building's underground garage can be rented for EUR 150,- per month, including service charges and VAT. The broker acts as a dual agent.