

Newly Built DANUBEFLATS: Pool, Gym, Bar, Lounges, Supermarket in the Building, Top Infrastructure



Geräumiger Wohn-Essbereich

Objektnummer: 127535_46

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
Alter:	Neubau
Wohnfläche:	45,44 m ²
Zimmer:	2
Bäder:	1
WC:	1
Balkone:	1
Heizwärmebedarf:	A 23,23 kWh / m ² * a
Gesamtenergieeffizienzfaktor:	A 0,80
Gesamtmiete	1.947,61 €
Kaltmiete (netto)	1.605,00 €
Kaltmiete	1.765,50 €
Betriebskosten:	165,55 €

Ihr Ansprechpartner

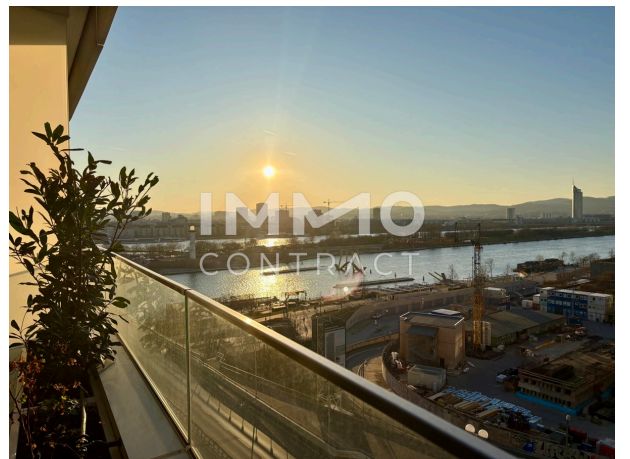


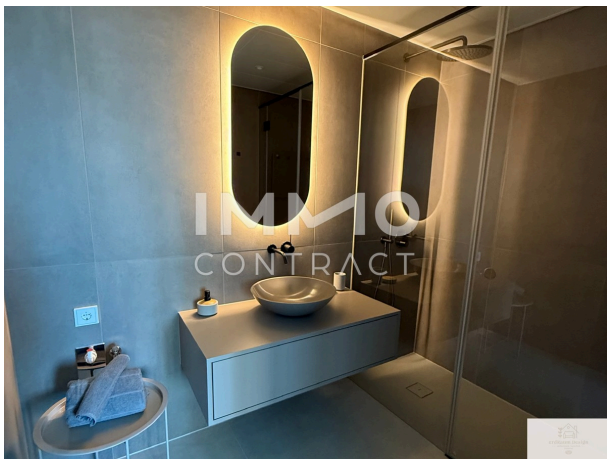
Mag. Ines Lirsch-Toifl

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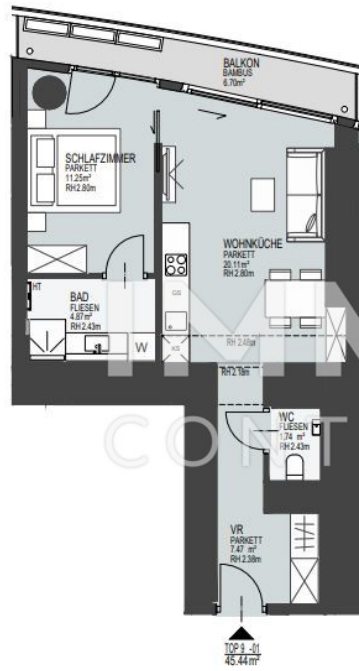










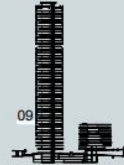


Legende:

- W Waschmaschine
- KS Kühlschrank
- GS Geschirrspüler
- AR Abstellraum
- VR Vorraum
- ER Einlageungsraum
- HT Handduschtrockner
- Säule
- ◀ Schiebeelement
- Fallrohr
- Deckensprung

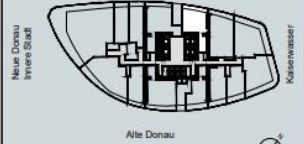
DANUBEFLATS
THE ONE AND ONLY.

EBENE 09
TOP 09-01



Wohnfläche: ca. 45,44m²
Balkon: ca. 6,70m²

Kahlenberg



EIN PROJEKT VON:



SORAVIA

VERMARKTUNG:



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

Planstand: 26.05.2021 | 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!

M 1:100
(auf DIN A4)



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 modern apartment impresses with a spacious entrance area, featuring a tasteful wardrobe. The generous living kitchen invites you to enjoy social hours with friends and leads through a practical sliding door to the cozy bedroom. The en-suite bathroom is equipped with a washbasin, shower, towel warmer, and washing machine, and towels for two people are also provided! Both the bedroom and the living kitchen offer access to the balcony, with a breathtaking view of the New Danube towards the city and the Old Danube towards UNO-City – the perfect urban living experience! Secure your dream apartment in DANUBEFLATS now and experience urban luxury at the highest level! The agent operates as a dual broker.