

"Rent to Buy - Luxury with Style"



01. Miethaus 1220 Wien

Objektnummer: 1626_26030

Eine Immobilie von RE/MAX Donau-City Immobilien

Zahlen, Daten, Fakten

Art:	Haus - Einfamilienhaus
Land:	Österreich
PLZ/Ort:	1220 Wien
Baujahr:	2024
Zustand:	Erstbezug
Wohnfläche:	147,00 m ²
Nutzfläche:	181,00 m ²
Zimmer:	5,50
Bäder:	2
WC:	3
Terrassen:	2
Stellplätze:	1
Keller:	40,00 m ²
Heizwärmebedarf:	B 39,50 kWh / m ² * a
Gesamtenergieeffizienzfaktor:	A+ 0,60
Gesamtmiete	3.619,00 €
Kaltmiete (netto)	3.100,00 €
Kaltmiete	3.619,00 €

Ihr Ansprechpartner



Wondwesen Tekle Asfaw

RE/MAX Elite
Operngasse 26
1040 Wien

H +43 699 192 093 05
F +43 1 208 31 44





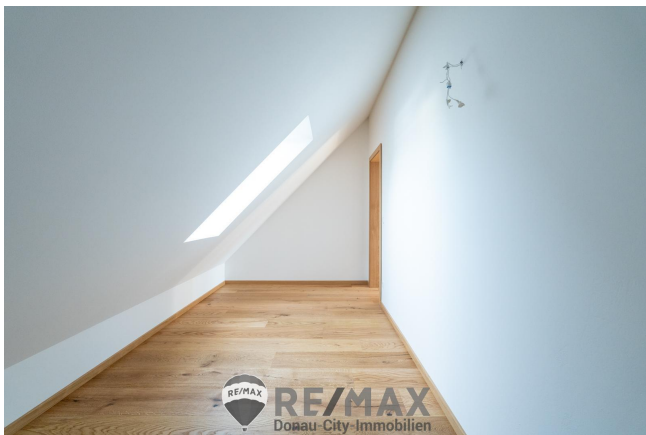










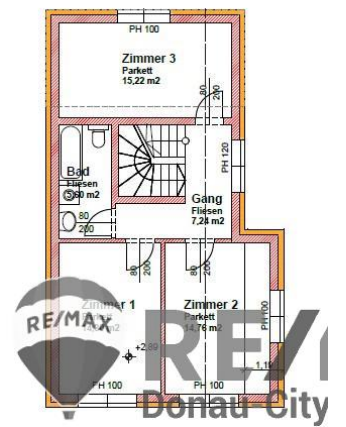
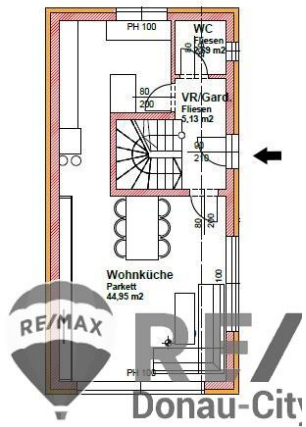


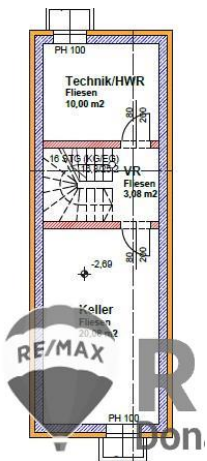
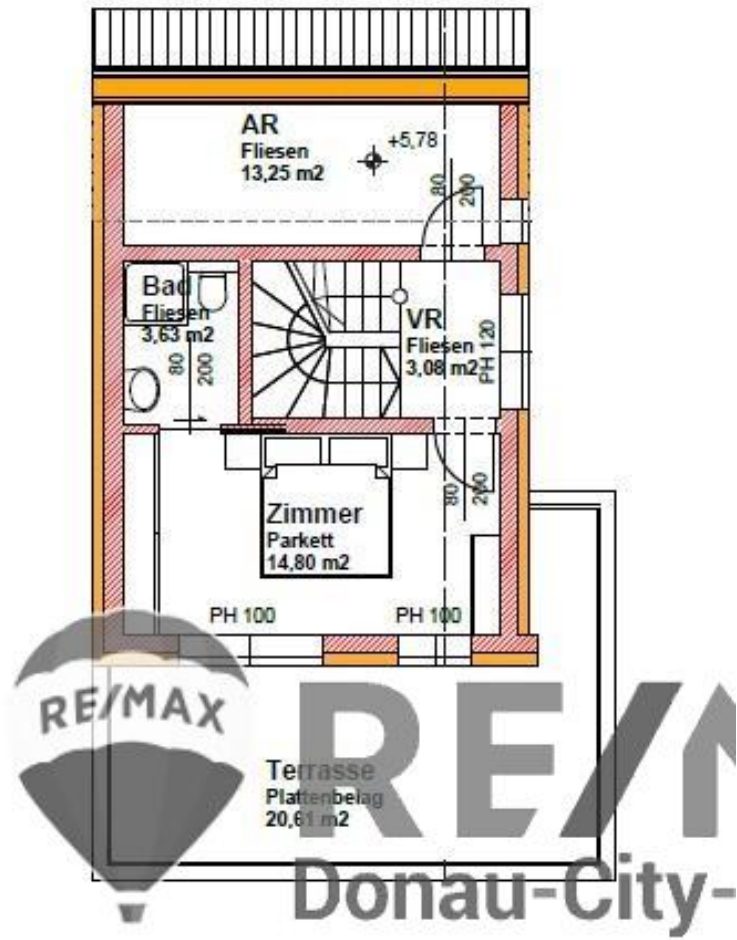












Objektbeschreibung

"A house with Style and Space - Rent to Buy" We have an opportunity for you to own your future today. Rent this house with an option to buy in 5-10 years, with 30% of the rent going directly to the purchase price. This exclusive new house offers an elegant design combined with every comfort, as well as amenities such as electronic window shutters, fly screens and underfloor heating. The ground floor consists of a spectacular living / dining area with a state-of-the-art kitchen, with modern appliances and American fridge, all designed to allow for cosy family moments. The living / dining area is connected to a spacious outdoor area, perfect for privacy. On the ground floor there is also a guest WC. An elegant wooden staircase leads to the first floor where there are three spacious designer bedrooms and the main bathroom, which is luxuriously appointed with two hand washbasins, bath, heated towel rail and WC. And on the second floor, there are two further rooms, one of which is a master bedroom with an en-suite bathroom equipped with a shower cubicle, one hand washbasin and WC. The master bedroom also has direct access to an inviting terrace. The basement contains a further guest bedroom and utility room and offers plenty of space for hobbies and home office. A particular highlight of the property is the large and sunny garden with plenty of space for games, sports and leisure activities. Parking is adjacent to the house. **The purchase price will be determined at market rate at purchase decision either by direct agreement between buyer and seller or via the average of 2 appraisals from 2 legally sworn experts (gerichtlich beeidete Sachverständige).** Monthly Net Rent: € 3.100,-- BK Net: € 190,-- USt. 10%: € 329,-- Monthly Rent : € 3.619,-- Electricity: € 250,-- + 20% Ust upto 7500 KW/J :consumption beyond will be charde on based on market price Deposite: 4BMM Es wird auf die einseitige Vertretung des Vermieters hingewiesen – eine Doppelmakler-Tätigkeit ist ausgeschlossen. Angaben gemäß gesetzlichem Erfordernis:

Miete	€	3100	zzgl 10% USt.
Betriebskosten	€	190	zzgl 10% USt.
Umsatzsteuer	€	329	

Gesamtbetrag	€	3619	

Heizwärmebedarf: 39.5 kWh/(m²a)

Klasse B

Heizwärmebedarf:

Faktor Gesamtenergieeffizienz:

0.6

Klasse Faktor Ges A+

amtenergieeffizienz

Z: