

"Exclusive Villa for quality living"



01. Miethaus 1220 Wien

Objektnummer: 1626_26031

Eine Immobilie von RE/MAX Donau-City Immobilien

Zahlen, Daten, Fakten

Art:	Haus - Einfamilienhaus
Land:	Österreich
PLZ/Ort:	1220 Wien
Baujahr:	ca. 2023
Zustand:	Gepflegt
Wohnfläche:	122,00 m ²
Nutzfläche:	180,00 m ²
Zimmer:	4
Bäder:	1
WC:	2
Terrassen:	1
Stellplätze:	1
Keller:	58,00 m ²
Heizwärmebedarf:	B 38,40 kWh / m ² * a
Gesamtenergieeffizienzfaktor:	A+ 0,70
Gesamtmiete	2.948,00 €
Kaltmiete (netto)	2.500,00 €
Kaltmiete	2.948,00 €

Ihr Ansprechpartner



Wondwesen Tekle Asfaw

RE/MAX Elite
Operngasse 26
1040 Wien

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











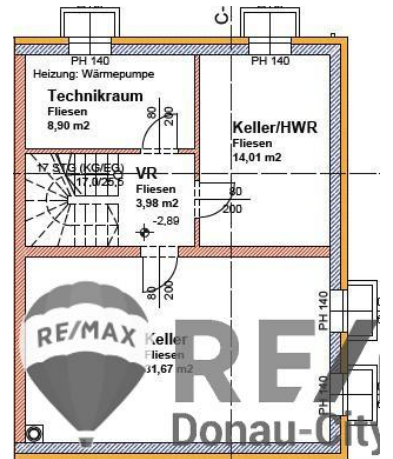
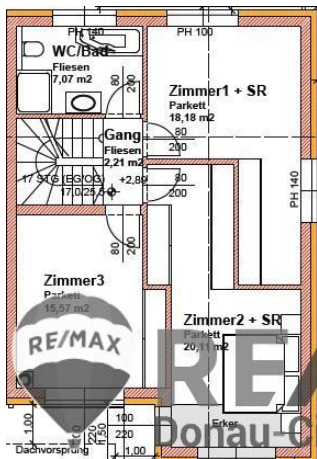
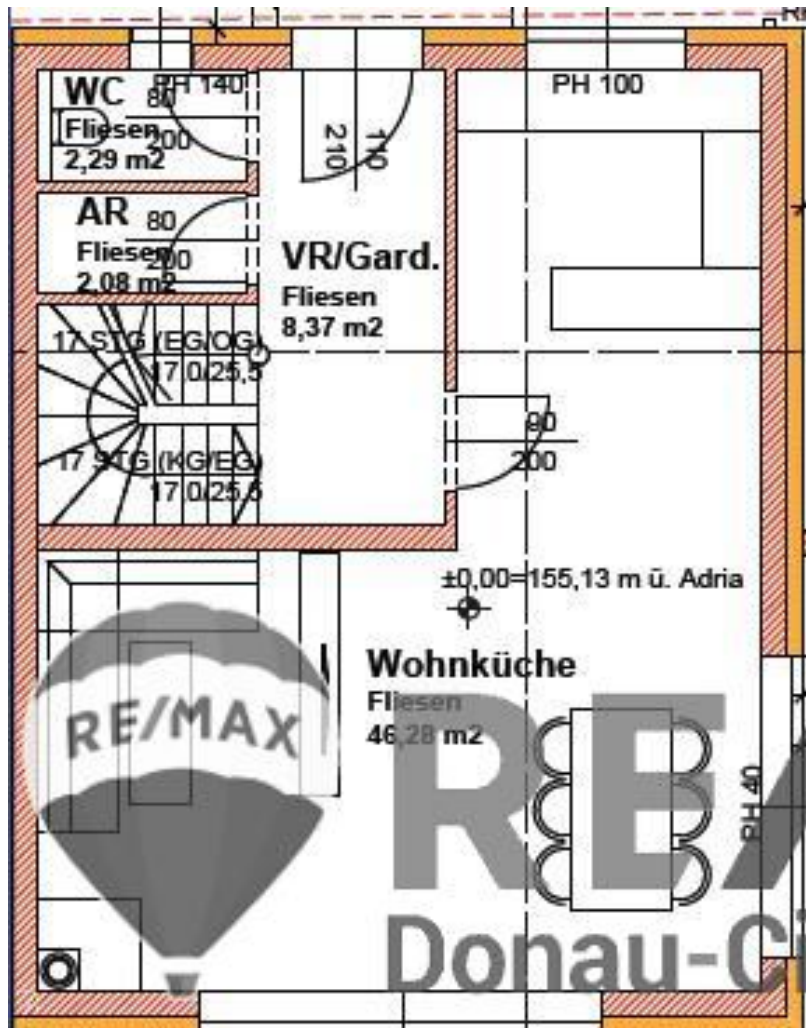












Objektbeschreibung

"Exclusive Villa for quality living"! To get away from the noise and the hectic city life, nature lovers travel from far away to go biking, walking, listening to birds or simply to relax in the Donau-Auen Nature Park. With this house you can experience all this at your doorstep. This villa was constructed in the year 2023 and is in a distinctively quiet residential neighbourhood of Seestadt-Asper-Essling. The house has two main floors and a well-developed basement, and is perfectly designed for modern living. The whole house has comfortable underfloor heating. The house has a peaceful south facing terrace and garden. Through the spacious entrance hall, you enter to the bright and stunning parquet floored living/dining area with access to the fully equipped kitchen and to the terrace and garden. There is a storage room and WC on this floor. An elegant staircase takes you upstairs to the elegantly designed bedrooms, which have a view to the surrounding greenery. There are three bedrooms on this floor, and a bathroom equipped with a bathtub, shower cubicle, hand washbasins and a WC. The basement also has underfloor heating and elegant parquet flooring. It has been developed to include an additional guest bedroom or a cinema-game room-office, to enjoy family time. There is also a technical room in the basement with washing machine connection. There is a carport adjacent to the house. Infrastructure: U2 and Busses 98A,88A, 88B, 26A Shopping: Hofer, BILLA, Spar and Restaurants nearby Monthly Net Rent: € 2.500,-- BK Net: € 180,-- USt. 10%: € 268,-- Monthly Rent : € 2.948,-- Electricity: € 200,-- + 20% USt. upto 7500 KW/J :consumption beyond will be charged on based on market price Deposit: 3BMM Es wird auf die einseitige Vertretung des Vermieters hingewiesen – eine Doppelmakler-Tätigkeit ist ausgeschlossen. Angaben gemäß gesetzlichem Erfordernis:

Miete	€	2500	zzgl 10% USt.
Betriebskosten	€	180	zzgl 10% USt.
Umsatzsteuer	€	268	

Gesamtbetrag	€	2948	

Heizwärmebedarf: 38.4 kWh/(m²a)

Klasse B

Heizwärmebedarf:

Faktor Gesamtenergieeffizienz:

Klasse Faktor Gesamtenergieeffizienz:

Klasse Faktor Gesamtenergieeffizienz:

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