

**"Luxury with Style"**



01. Miethaus 1220 Wien

**Objektnummer: 1626\_26462**

**Eine Immobilie von RE/MAX Donau-City Immobilien**

## Zahlen, Daten, Fakten

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

## Ihr Ansprechpartner



### Wondwesen Tekle Asfaw

RE/MAX Elite  
Operngasse 26  
1040 Wien

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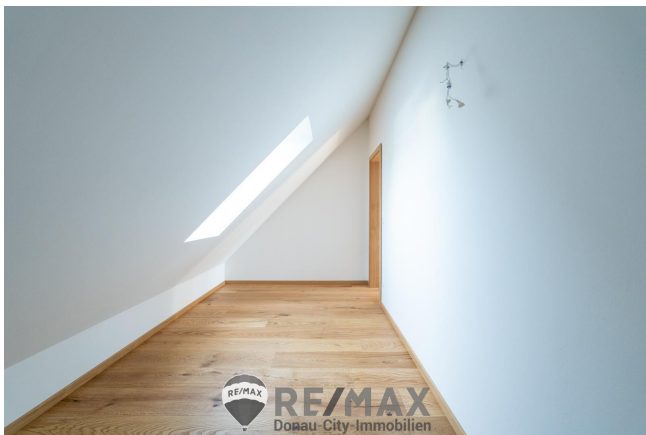










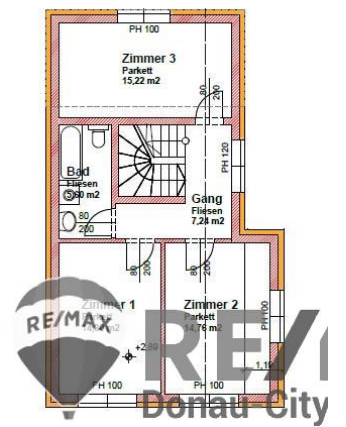
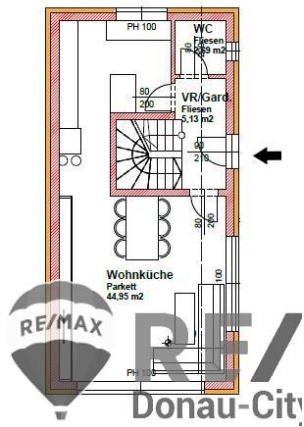


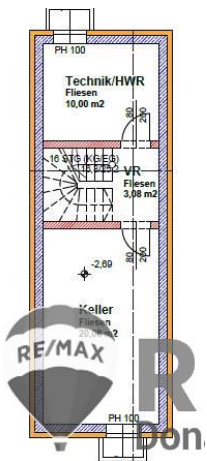
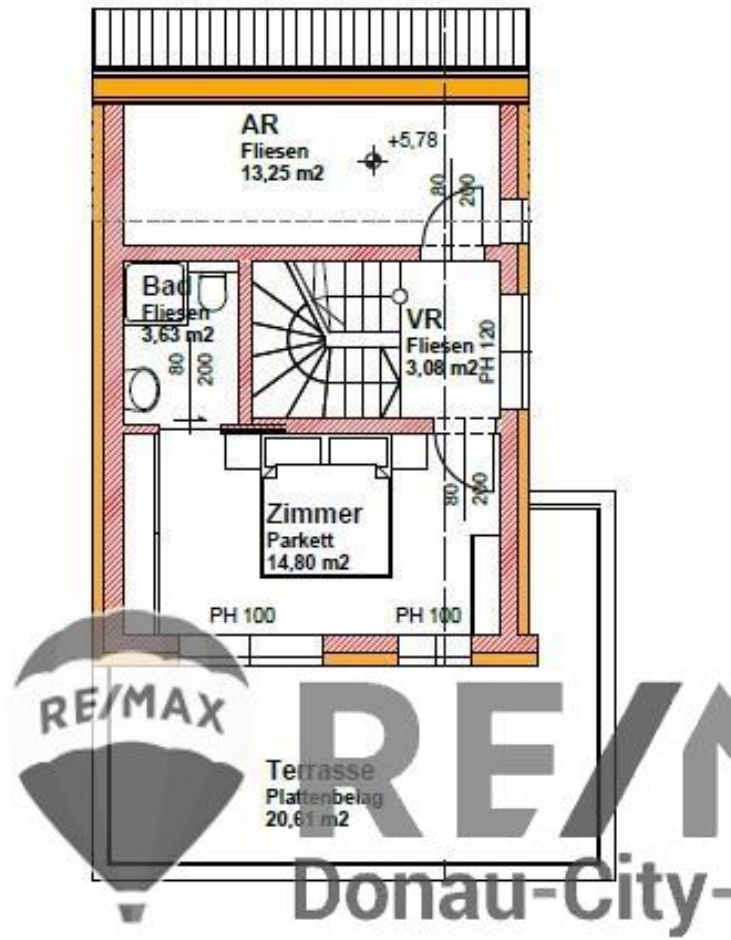














## Objektbeschreibung

**"A house with Style and Space"** This house exudes style & sophistication and offers an elegant design combined with every comfort, as well as amenities such as electronic window shutters, fly screens, underfloor heating and air condition. 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 and is air conditioned. The basement contains a further laundry room and utility room and offers plenty of space for hobbies and home office. A particular highlight of the property is the South west-facing large garden and terrace with plenty of space for games, sports and leisure activities. A parking space with charging station is adjacent to the house. 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. Electricity: €250 + 20% Ust upto 7500 KW/J :consumption beyond will be charde on based on market price Deposite: 3BMM 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	
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Gesamtbetrag	€	3619	
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Heizwärmebedarf:		39.5	kWh/(m²a)
Klasse Heizwärmebedarf:		B	
Faktor Gesamtenergieeffizienz:		0.6	
Klasse		A+	

Faktor Gesamtenergieeffizienz: