

"Modern House for Quality Living!"



01. Miethaus 1220 Wien

Objektnummer: 1626_26462

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	2.990,00 €
Kaltmiete (netto)	2.618,18 €
Kaltmiete	2.990,00 €

Ihr Ansprechpartner



Wondwesen Tekle Asfaw

RE/MAX Elite
Operngasse 26
1040 Wien

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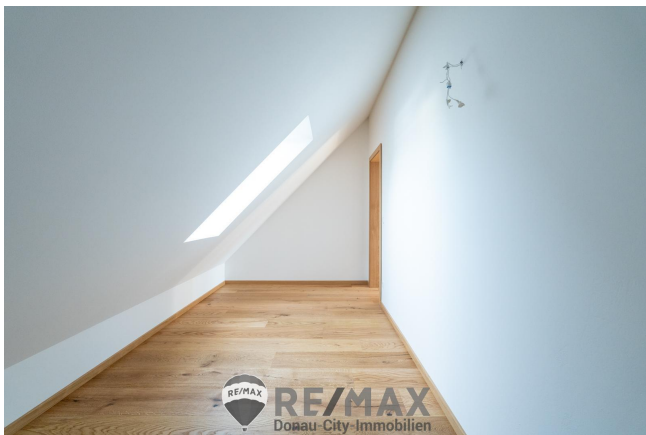










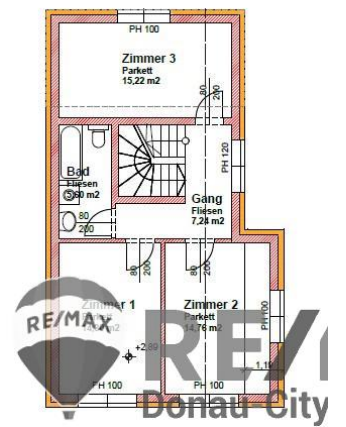
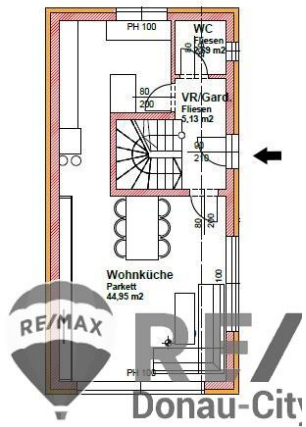


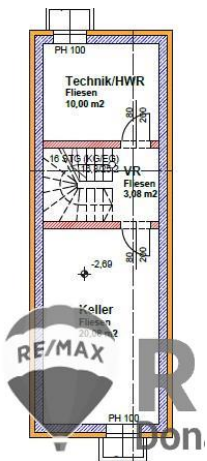
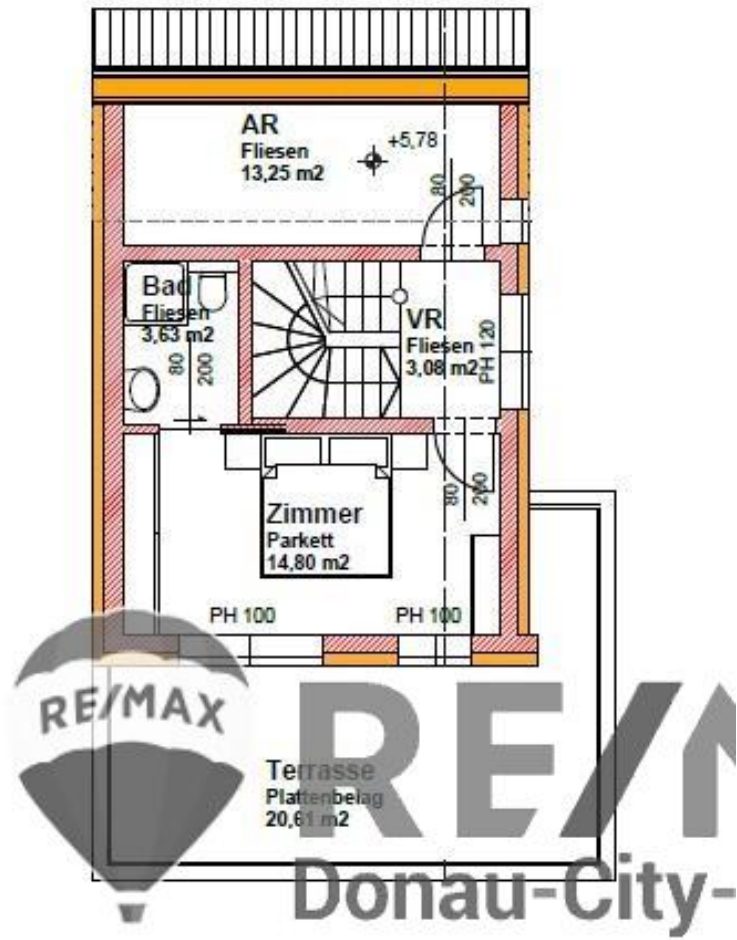












Objektbeschreibung

"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: € 2.618,18 BK Net: € 100,-- USt. 10%: € 271,81 Monthly Rent : € 2.990,-- Deposite: 3BMM Es wird auf die einseitige Vertretung des Vermieters hingewiesen – eine Doppelmakler-Tätigkeit ist ausgeschlossen. Angaben gemäß gesetzlichem Erfordernis:

Miete	€	2618,18	zzgl 10% USt.
Betriebskosten	€	100	zzgl 10% USt.
Umsatzsteuer	€	271,82	

Gesamtbetrag	€	2990	

Heizwärmebedarf: 39.5 kWh/(m²a)
Klasse Heizwärmebedarf: B
Faktor Gesamtenergieeffizienz: 0.6
Klasse: A+