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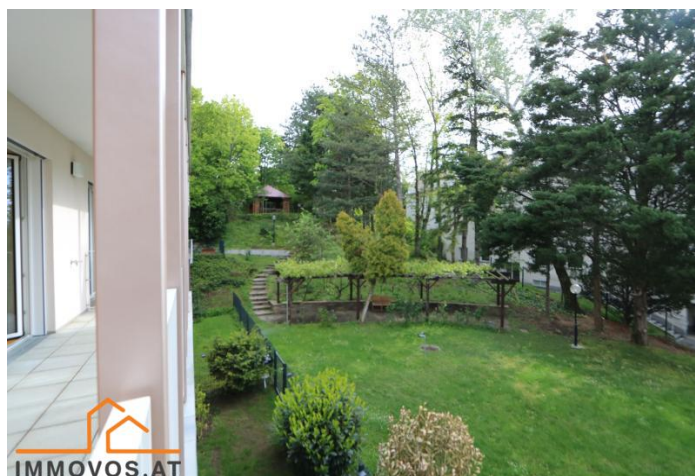
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VERGEBEN: 4 ZIMMER WOHNUNG MIT 2 TERRASSEN ++ PERFECT CALM FAMILY HOME WITH 3 BEDROOMS + 2 BALCONIES + GARAGE



ÜBERBLICK

Objekt ID:	45647
Bundesland:	Wien
Bezirk:	Wien 19., Döbling
Ort:	Wien 19., Döbling
Lage:	Grinzing / Kaasgraben
Verkehrsanbindung:	38, 38A

KOSTEN

Gesamtmieste (inkl. USt):	€ 2.329,55
Mieste (ex. USt):	€ 1.770,89
Betriebskosten (ex. USt):	€ 346,88
Heizkosten (ex. USt):	€ 82,59
Warmwasser (ex. USt):	€ 82,59
Gesamtbelastung (inkl. USt):	€ 2.519,51

Vermietet:

You will appreciate the comfort and the calm green area at the heart of Grinzing:

This apartment combines the sought-after green garden area of Grinzing next to Kaasgraben with the comfort of a new built barrier-free complex with a landscaped community garden + wellness area + rentable garage.

The flat at the 2nd floor offers a useable area of approx. 110 sqm with

- spacious open kitchen with living room of approx. 45 sqm with direct access to balcony at the garden side
- 3 bedrooms and 2 of them with access to the balconies
- masterbedroom with balcony looking to the South side
- 1st bathroom with tub + 2nd bathroom with shower
- 2 toilets within the bathrooms
- central corridor with door to be closed before the

enthaltene USt: € 236,56
Kautiön: 3 BMM
Provision: provisionsfrei bei privater Wohnnutzung

FLÄCHEN

Wohnfläche ca.: 110,70 m²
Balkon Fl. ca.: 21,00 m²
Kellerfläche ca: 2,36 m²

DETAILDATEN

Verfügbar ab: ab 1. Mai 2024 / as of Mai 2024
Mietdauer Max: 10 Jahr(e)
Mietdauer Min: 3 Jahr(e)
Baujahr: 2015
Zimmer: 4
Geschosse: 5
Stockwerk: 1
Stellplätze Garage: 1
Anzahl Balkone: 2
Bäder: 2
Anzahl WCs: 2
Alter: Neubau
Heizung: Zentralheizung
 Fussboden
Befeuerung: Gas
Heizwärmebedarf: 22,15 kWh/m²/Jahr
fGEE: 0,39
Boden: Parkett
Boden: Fliesen
Boden: Stein

AUSSTATTUNG:

Barrierefrei ✓
Einbauküche ✓
Küche offen ✓
Lift ✓
Keller ✓
Tiefgarage ✓
Sauna ✓
Kabel oder Sat TV ✓
Wellnessbereich ✓
Fahrradraum ✓
Isolierfenster ✓
Gartennutzung ✓
Rolladen ✓
Sicherheitstechnik ✓

bedrooms as the private area of the family
 - 2 balconies with outdoor lights + water tap, the large one is looking into the community garden with mainly Eastern orientation

Expats could rent the flat as of 3 years, longer agreement possible, but limited.

All technical devices will be checked and the walls will be painted freshly before it will be handed over to the next user.

The property next to the famous wedding church at Kaasgraben at a quiet dead end offers an excellent address and a perfect combination of outstanding features, e.g.

- barrier-free accessible new built complex with modern comfort + elevator without any stairs in-between
- fully equipped modern kitchen + the spacious dining / living room
- 3 bedrooms with approx. 15, 13 and 12,5 sqm
- central floor heating (no annual service for gas boiler necessary) + towel dryer at the bathrooms
- electrically controllable blinds at all windows/terrace doors
- modern luxurious bathrooms with tub and shower
- 1 wetroom next to the entrance
- modern electric installation with alarm system
- high-standard security entrance door + modern video intercom system
- wetrooms with tiles of an elegant marble design (easy to clean)
- wooden parquet floor with a warm look
- ceiling lights mounted
- lovely community garden + barbecue pavillon
- fitness area + sauna useable without extra costs for the tenants

At the basement additional storage space is available. A parking space can be rented if required for monthly EUR 100,-- + 20 % VAT, total EUR 120,-- gross. Automatic door opening and 2,1 m height.

A fitness room with professional equipment is offered together with the sauna without any extra costs to all tenants.

On top of the community garden a barbecue pavillon can be used for relaxed evenings ...

Daily shopping is possible at the market at Obkirchgasse, at the Grinzing square nearby or at the

beginning of Sieveringer Straße. The Q19 shopping mall is accessible by car in some 10 min.

Public transport at the center of Grinzing with bus line 38A or tram line 38 towards the city, or to S-45 train station Oberdöbling and also to U-4 underground line at the station Heiligenstadt.

If you would like to know more about this offer, please do not hesitate to contact me:

Maria Zeiler, Tel. 0664 142 57 35

We act as agent for the lessor.

For consumers:

Wir erklären, dass wir – entgegen dem in der Immobilienwirtschaft üblichen Geschäftsgebrauch des Doppelmaklers – hier einseitig nur für den Vermieter tätig sind.

Die Vermittlung dieses Mietobjektes erfolgt für den Wohnungssuchenden bei privater Wohnnutzung provisionsfrei.

