

## "Incredible Garden Retreat – A True Oasis of Peace"



01. Mietwohnung 1190 Wien

**Objektnummer: 1626\_27758**

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

## Zahlen, Daten, Fakten

|                               |                                  |
|-------------------------------|----------------------------------|
| Art:                          | Wohnung - Etage                  |
| Land:                         | Österreich                       |
| PLZ/Ort:                      | 1190 Wien                        |
| Baujahr:                      | ca. 1999                         |
| Zustand:                      | Gepflegt                         |
| Wohnfläche:                   | 105,00 m <sup>2</sup>            |
| Zimmer:                       | 4                                |
| Bäder:                        | 2                                |
| WC:                           | 2                                |
| Stellplätze:                  | 1                                |
| Garten:                       | 100,00 m <sup>2</sup>            |
| Heizwärmebedarf:              | B 37,50 kWh / m <sup>2</sup> * a |
| Gesamtenergieeffizienzfaktor: | A 0,81                           |
| Gesamtmiete                   | 2.982,29 €                       |
| Kaltmiete (netto)             | 2.500,00 €                       |
| Kaltmiete                     | 2.982,29 €                       |

## Ihr Ansprechpartner

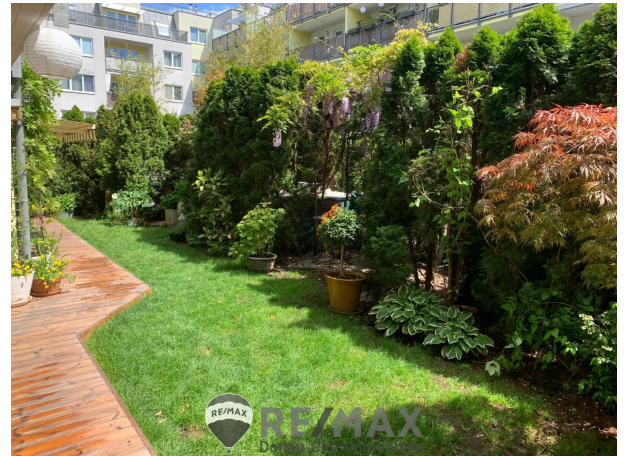


**Mag. Margarita Alexandrova-Fetscher**

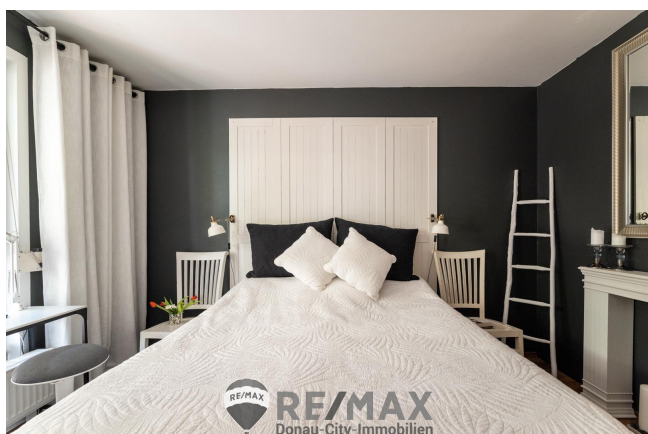
RE/MAX Elite  
Operngasse 26  
1040 Wien

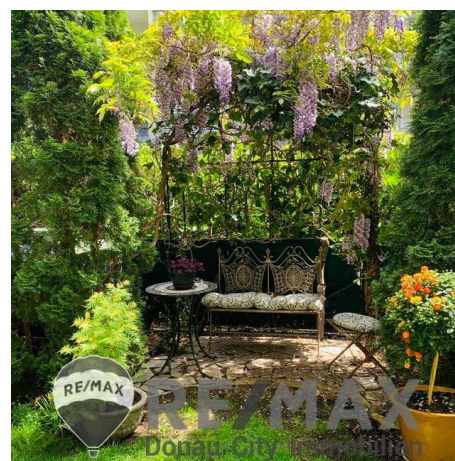
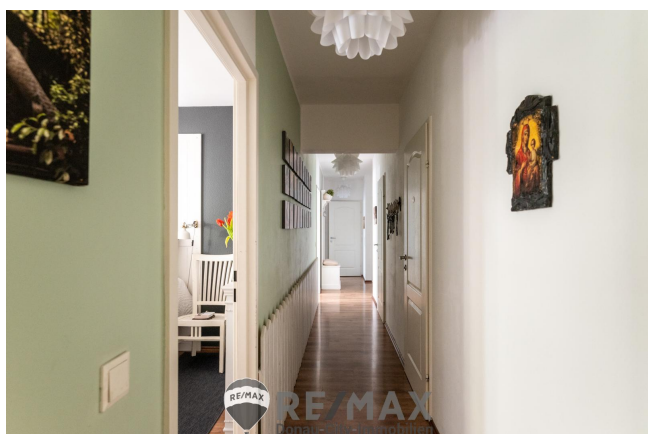
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F +43 1/2083144

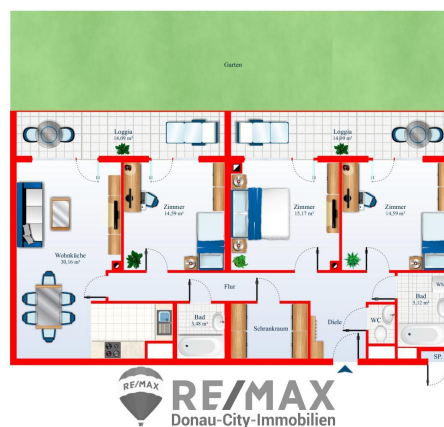
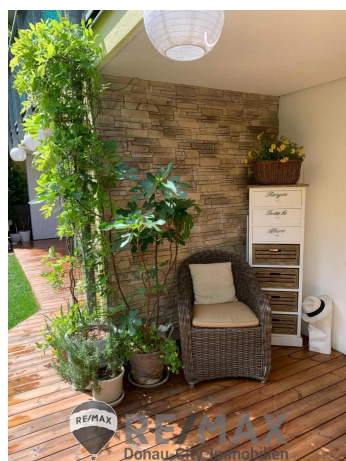
Gerne stehe ich Ihnen für weitere Informationen oder einen Besichtigungstermin zur Verfügung.











## Objektbeschreibung

### "Incredible Garden Retreat – A True Oasis of Peace"

The property is situated close to the American International School Vienna (AIS), making it an ideal home for international families.

In times like these, one truly appreciates the freedom and comfort of one's own home. We are pleased to present a beautiful 4-room garden apartment with a perfect layout and exceptional quality of life.

One of the most remarkable features is the privilege of accessing the stunning south/east-facing garden from every room.

Layout:

- Central entrance hall
- 3 spacious bedrooms (each approx. 15 m<sup>2</sup>)
- 2 bathrooms
- 2 separate WCs
- 1 cloakroom
- Bright living room with open-plan kitchen

Heating: District heating

The apartment offers approx. 105 m<sup>2</sup> of living space and a garden of approx. 100 m<sup>2</sup>. The building was constructed in 1999 and is located at Krottenbachstraße 88, directly opposite the Hugo Wolf Park. Facing the courtyard, the apartment benefits from minimal noise disturbance from Krottenbachstraße.

The apartment will be handed over partially furnished.

Fixed-term lease: 5 years

Rental details:

Monthly base rent (net): € 2,500.00

10% VAT: € 250.00

Operating costs (net): € 211.17

10% VAT: € 21.12

**Total monthly rent (gross): € 2,982.29**

Es wird auf die einseitige Vertretung des Vermieters hingewiesen – eine Doppelmakler-Tätigkeit ist ausgeschlossen. Angaben gemäß gesetzlichem Erfordernis:

|       |   |      |          |
|-------|---|------|----------|
| Miete | € | 2500 | zzgl 10% |
|-------|---|------|----------|

|                                |                |                          |
|--------------------------------|----------------|--------------------------|
| Betriebskosten                 | € 211,17       | USt.<br>zzgl 10%<br>USt. |
| Umsatzsteuer                   | € 271,12       |                          |
| <hr/>                          |                |                          |
| Gesamtbetrag                   | € 2982,29      |                          |
| <hr/>                          |                |                          |
| Heizwärmebedarf:               | 37.5 kWh/(m²a) |                          |
| Klasse Heizwärmebedarf:        | B              |                          |
| Faktor Gesamtenergieeffizienz: | 0.81           |                          |
| Klasse                         | A              |                          |
| Faktor Gesamtenergieeffizienz: |                |                          |