

**Near UNO City and Bruckhausen | Underfloor heating | Air
source heat pump | Parking space | Garden and terrace**



Objektnummer: 15659

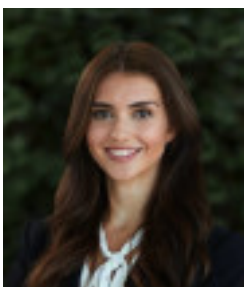
Eine Immobilie von Alexander Ringsmuth GmbH

Zahlen, Daten, Fakten

Art:	Wohnung
Land:	Österreich
PLZ/Ort:	1210 Wien
Alter:	Neubau
Wohnfläche:	166,00 m²
Zimmer:	5
Bäder:	2
WC:	3
Terrassen:	2
Stellplätze:	1
Garten:	34,00 m²
Keller:	57,00 m²
Gesamtmiete	4.389,00 €
Kaltmiete (netto)	3.990,00 €
Kaltmiete	4.389,00 €
Sonstige Kosten:	399,00 €
Provisionsangabe:	

Gemäß Erstauftraggeberprinzip bezahlt der Abgeber die Provision.

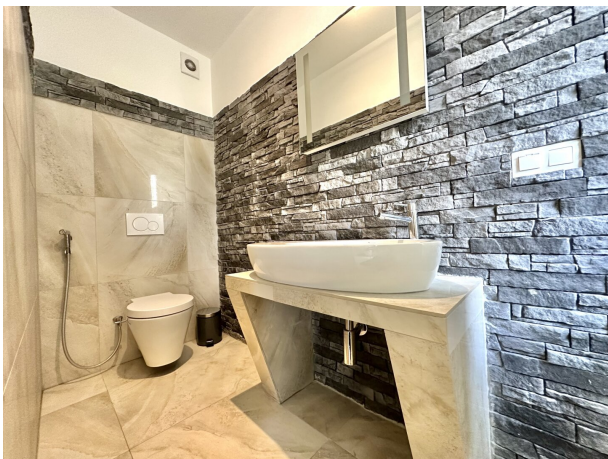
Ihr Ansprechpartner



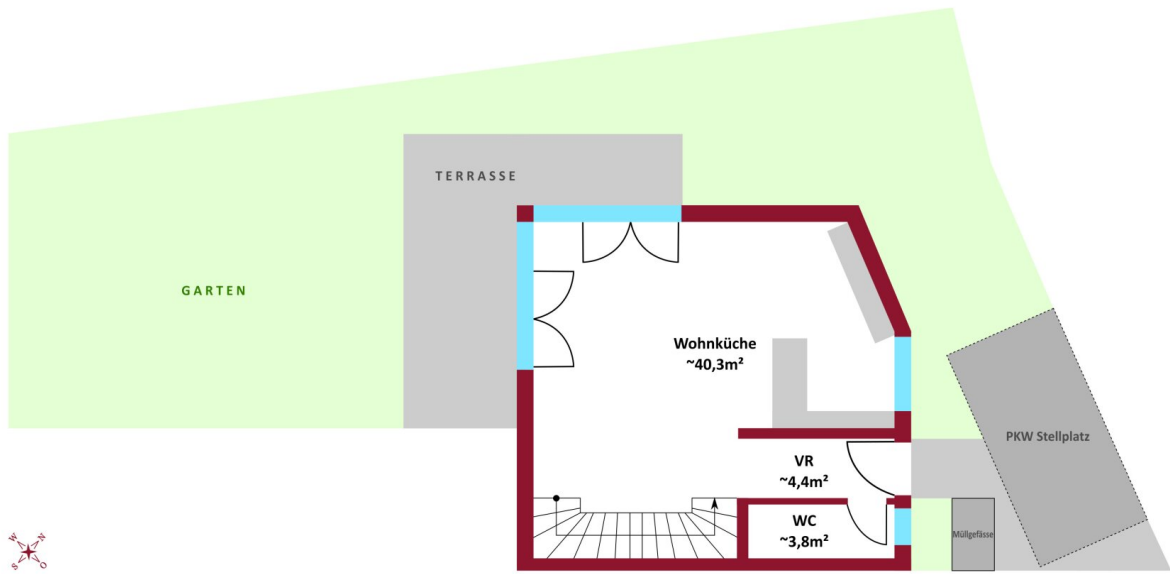
Josephinè Zender

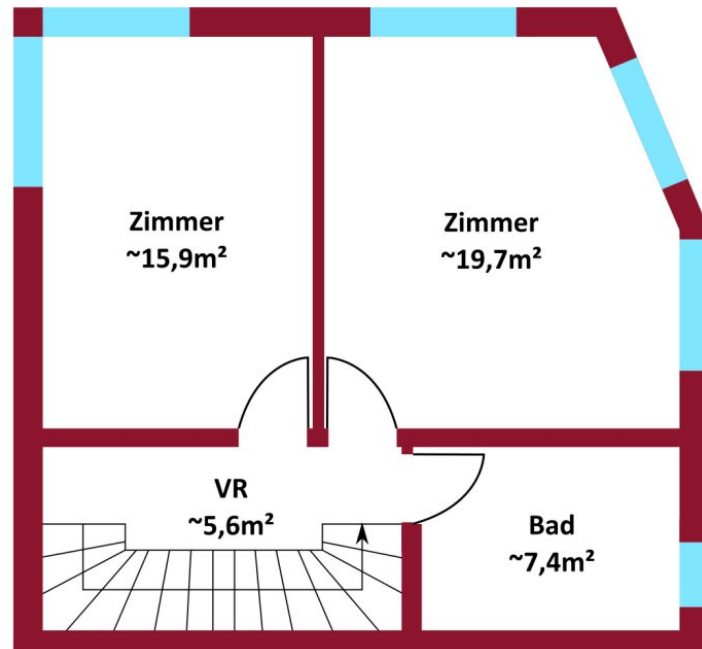
Alexander Ringsmuth GmbH
Hackhofergasse 1
1190 Wien

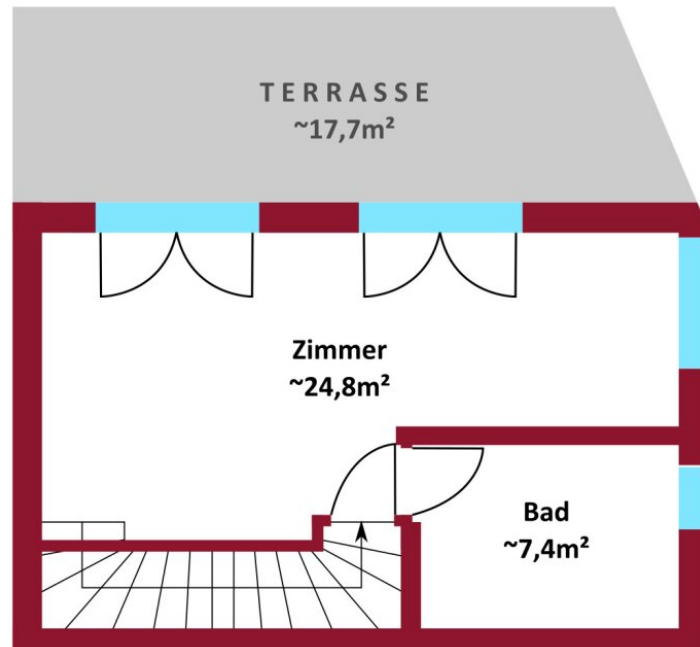


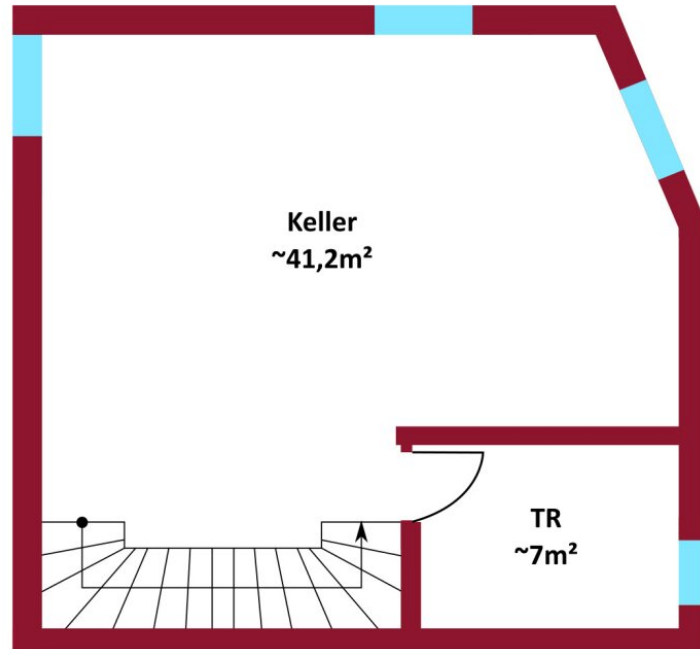












Objektbeschreibung

This **exclusive house combines modern living comfort** with a prime location near **UNO City** and the **Vienna International School**. Nestled in a **quiet and green environment**, this house not only **offers excellent access to the city** but also **proximity to the Alte Donau and the Donaupark**, both inviting for long walks, sporting activities, and relaxing afternoons outdoors.

Upon entering the house, you are welcomed by an inviting entrance hall with an area of approximately 5.2 m², providing ample space for a wardrobe and storage. The guest WC, with a size of about 4 m², is conveniently located and equipped with high-quality fittings. The open-plan living and dining area with an integrated kitchen forms the heart of the house. With an area of approximately 49 m², floor-to-ceiling windows ensure plenty of daylight and offer views of the terrace and the well-maintained, south-facing garden.

The three rooms on the first floor of the house offer versatile possibilities and are ideal for different needs. The room sizes are as follows: the first room measures 15 m², the second room impresses with 22 m², and the third room offers an area of 11 m². These well-proportioned rooms are perfect for use as bedrooms, a home office, or children's rooms, providing ample space for individual living. A modern bathroom with an area of approximately 9 m², equipped with high-quality fittings and an elegant bathtub, completes the offerings on this floor.

The highlight of this house is the attic, designed as a master bedroom with about 33 m². From the bedroom, you have direct access to the approximately 24 m² terrace, which offers a beautiful view and invites you to relax. A luxuriously equipped bathroom with about 7 m², featuring a shower and double sink, completes this private retreat.

Additionally, the spacious basement room with approximately 57 m² is ideal for use as a hobby room or fitness area. Whether you want to create a private retreat for your hobbies or set up a well-equipped fitness area for your daily workout, this space offers the perfect solution.

The house is rented partially furnished. Wardrobes are already available in all bedrooms.

The 5-room house is divided as follows:

Ground Floor:

- - Entrance hall, approx. 5 m²
- - Guest WC, approx. 4 m²

- - Living kitchen, approx. 47 m²
- - Terrace and garden, approx. 54 m²

First Floor:

- - Hallway, approx. 8 m²
- - Room 1 with walk-in closet, approx. 20 m²
- - Room 2, approx. 22 m²
- - Room 3, approx. 11 m²
- - Bathroom, approx. 9 m²

Attic:

- - Master bedroom, approx. 33 m²
- - Terrace, approx. 24 m²
- - Bathroom, approx. 7 m²

Basement:

- - Basement room, approx. 46 m²
- - Utility room, approx. 12 m²

Cost Overview:

- Monthly flat rate rent including service charges & VAT: **€4.389,00**
- Deposit: 3 gross monthly rents

For further questions or to arrange a flexible viewing appointment, please feel free to contact Ms. Josephine Zender at [+43 676 9400 834](tel:+436769400834).

[www.ringsmuth-immobilien.at](<http://www.ringsmuth-immobilien.at>)

Please note our close economic relationship with the landlord and our role as a dual agent.

Subject to errors and changes.

Hinweis gemäß Energieausweisvorlagegesetz: Ein Energieausweis wurde vom Eigentümer bzw. Verkäufer, nach unserer Aufklärung über die generell geltende Vorlagepflicht, sowie Aufforderung zu seiner Erstellung noch nicht vorgelegt. Daher gilt zumindest eine dem Alter und der Art des Gebäudes entsprechende Gesamtenergieeffizienz als vereinbart. Wir übernehmen keinerlei Gewähr oder Haftung für die tatsächliche Energieeffizienz der angebotenen Immobilie.

Der Immobilienmakler erklärt, dass er – entgegen dem in der Immobilienwirtschaft üblichen Geschäftsgebrauch des Doppelmaklers – einseitig nur für den Vermieter tätig ist.

Infrastruktur / Entfernungen**Gesundheit**

Arzt <1.500m
Apotheke <1.500m
Klinik <2.000m
Krankenhaus <2.000m

Kinder & Schulen

Schule <1.000m
Kindergarten <1.000m
Universität <1.500m

Höhere Schule <2.000m

Nahversorgung

Supermarkt <1.000m

Bäckerei <1.500m

Einkaufszentrum <2.000m

Sonstige

Geldautomat <1.000m

Bank <1.000m

Post <1.000m

Polizei <1.500m

Verkehr

Bus <500m

U-Bahn <1.500m

Straßenbahn <1.500m

Bahnhof <500m

Autobahnanschluss <1.000m

Angaben Entfernung Luftlinie / Quelle: OpenStreetMap