

**British Elegance in Vienna – A Home Like No Other! 5  
rooms • 2 terraces • sauna • fitness room • garage! MOVE  
IN AND ENJOY!**



Außenansicht

**Objektnummer: 5630/413**

**Eine Immobilie von Mimaz Immobilien**

## Zahlen, Daten, Fakten

<b>Art:</b>	Haus
<b>Land:</b>	Österreich
<b>PLZ/Ort:</b>	1190 Wien
<b>Baujahr:</b>	1990
<b>Zustand:</b>	Gepflegt
<b>Möbliert:</b>	Voll
<b>Alter:</b>	Neubau
<b>Wohnfläche:</b>	160,00 m <sup>2</sup>
<b>Nutzfläche:</b>	278,00 m <sup>2</sup>
<b>Zimmer:</b>	5
<b>Bäder:</b>	1
<b>WC:</b>	3
<b>Terrassen:</b>	1
<b>Garten:</b>	486,00 m <sup>2</sup>
<b>Heizwärmebedarf:</b>	<b>D</b> 116,30 kWh / m <sup>2</sup> * a
<b>Gesamtenergieeffizienzfaktor:</b>	<b>C</b> 1,50
<b>Gesamtmiete</b>	3.700,00 €
<b>Kaltmiete (netto)</b>	3.136,36 €
<b>Kaltmiete</b>	3.363,63 €
<b>Betriebskosten:</b>	227,27 €
<b>USt.:</b>	336,37 €
<b>Provisionsangabe:</b>	

Gemäß Erstauftraggeberprinzip bezahlt der Abgeber die Provision.

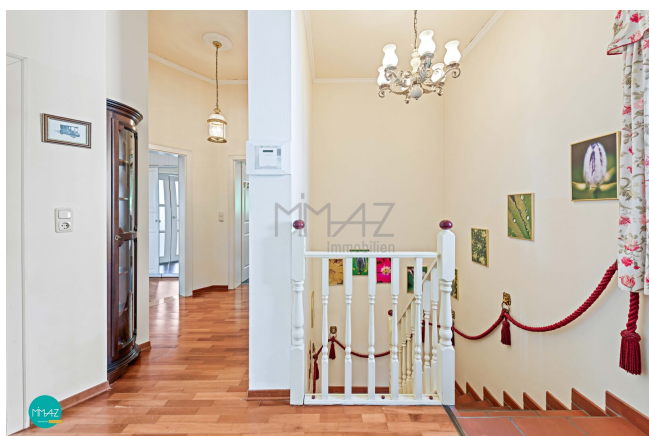
## Ihr Ansprechpartner









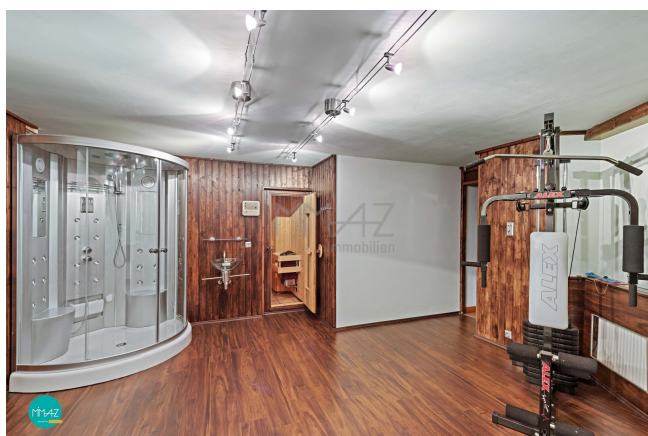
















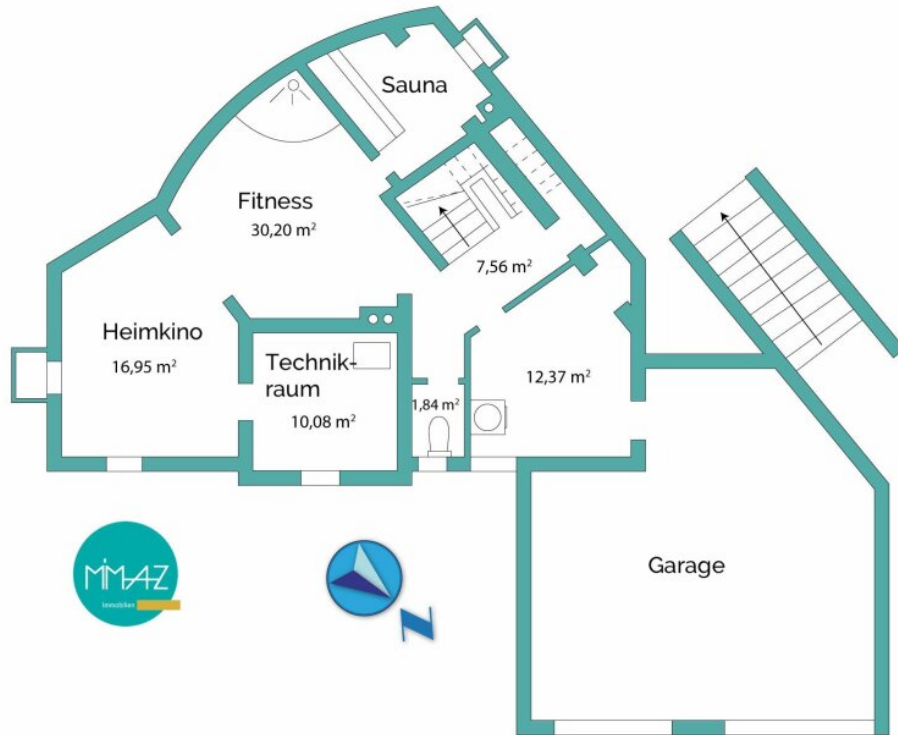














# Objektbeschreibung

## STYLE • COMFORT • PRIVACY IN A PRIME LOCATION

### UNIQUE OPPORTUNITY – JUST PACK YOUR BAGS AND MOVE IN!

**Urban convenience** meets **country charm** in this **exceptional location** in Vienna's 19th district, making this rental property the **perfect place to call home!**

This **single-family house** impresses with its well-thought-out layout, offering **generous space** for every family member and an ideal floor plan spread across three levels, each approximately 80 m<sup>2</sup> in size:

#### BASEMENT LEVEL:

The private **double garage**, measuring around 50m<sup>2</sup>, provides direct access to the basement. This level includes a utility room with washing machine and dryer, a technical room, a pantry, and two additional rooms. One of these is currently used as a home cinema, while the other serves as a fitness and wellness area with a shower and sauna. A centrally located staircase leads up to the main living level – the ground floor with the main entrance.

#### GROUND FLOOR:

The ground floor features a **central entrance hall** from which all rooms are separately accessible: a **study/home office**, the **kitchen** with adjoining **dining area**, and the **spacious living room** with direct access to the **terrace** and the south-facing garden.

The **separate kitchen** is fully equipped with everything you could wish for: a large fridge-freezer combo, 4-burner electric stove, dishwasher, microwave, electric kettle, coffee machine, toaster, and ample storage space. The **light-filled living area** offers plenty of room for cozy game nights, entertaining guests, or relaxing in front of the TV — and also includes **two fireplace connections**.

#### UPPER FLOOR:

The top floor offers **two spacious bedrooms** – one of which includes a **walk-in closet** – as well as a smaller room suitable as a guest room or study. A **luxurious bathroom** with both a shower and a bathtub adds to the comfort, with a separate toilet for added convenience.

Heating is provided via **underfloor heating** (gas), and all windows and doors are double-glazed.

Surrounded by a **lovingly maintained garden**, the property ensures a **high degree of**

**privacy and tranquility** – ideal for discerning tenants seeking **peace and relaxation** in a green setting.

The **spacious south-facing terrace** invites you to enjoy **relaxing hours** outdoors – whether it's a stylish dinner under the open sky or a sunny afternoon with family and friends. Here, **natural living and urban convenience** blend together in an **elegant and harmonious way**.

### **Interested?**

I look forward to hearing from you!

In deviation from the customary dual agency practice in the real estate sector, the agent in this case exclusively represents the landlord.

All information is based on details provided by the property owner and/or third parties and is therefore subject to change and provided without liability. Errors and changes excepted.

**To comply with documentation requirements and to ensure prompt delivery of further information and documents, please provide your full contact details:**

- First and last name
- Current residential address
- Telephone number
- Email address

### **KEY FACTS AT A GLANCE**

- Plot size: approx. 645 m<sup>2</sup>
- Usable living space: approx. 240 m<sup>2</sup>
- 5 rooms
- 2 terraces: approx. 60 m<sup>2</sup>
- Garden: approx. 485 m<sup>2</sup>
- 1 bathroom, 3 toilets



- Sauna, home cinema, fitness room
- Double garage
- Available: immediately
- Rental term: fixed 4-year contract with option to extend

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 <1.000m  
Apotheke <1.000m  
Klinik <1.500m  
Krankenhaus <2.000m

### **Kinder & Schulen**

Schule <500m  
Kindergarten <500m  
Universität <1.000m  
Höhere Schule <1.000m

### **Nahversorgung**

Supermarkt <500m  
Bäckerei <1.000m  
Einkaufszentrum <3.000m

### **Sonstige**

Geldautomat <500m  
Bank <500m  
Post <1.000m  
Polizei <500m

### **Verkehr**

Bus <500m  
U-Bahn <2.500m  
Straßenbahn <500m  
Bahnhof <1.500m  
Autobahnanschluss <3.000m

Angaben Entfernung Luftlinie / Quelle: OpenStreetMap