

**++NEU++ extraordinary 3-room-apartment in the Heart of  
the City (1/23)**



**Objektnummer: 62435**

**Eine Immobilie von Adonia Immobilien GmbH**

## Zahlen, Daten, Fakten

|                                      |                                |
|--------------------------------------|--------------------------------|
| <b>Art:</b>                          | Wohnung                        |
| <b>Land:</b>                         | Österreich                     |
| <b>PLZ/Ort:</b>                      | 1060 Wien                      |
| <b>Baujahr:</b>                      | 2025                           |
| <b>Zustand:</b>                      | Erstbezug                      |
| <b>Alter:</b>                        | Neubau                         |
| <b>Wohnfläche:</b>                   | 81,13 m <sup>2</sup>           |
| <b>Zimmer:</b>                       | 3                              |
| <b>Bäder:</b>                        | 1                              |
| <b>WC:</b>                           | 1                              |
| <b>Balkone:</b>                      | 1                              |
| <b>Terrassen:</b>                    | 1                              |
| <b>Heizwärmebedarf:</b>              | 29,70 kWh / m <sup>2</sup> * a |
| <b>Gesamtenergieeffizienzfaktor:</b> | 0,74                           |
| <b>Gesamtmiete</b>                   | 2.624,97 €                     |
| <b>Kaltmiete (netto)</b>             | 2.386,34 €                     |
| <b>Kaltmiete</b>                     | 2.386,34 €                     |
| <b>USt.:</b>                         | 238,63 €                       |
| <b>Provisionsangabe:</b>             |                                |

Gemäß Erstauftraggeberprinzip bezahlt der Abgeber die Provision.

## Ihr Ansprechpartner



**Adonia Immobilien**

Adonia Realitätenvermittlung GmbH







Project Mollardgasse 50

new house

54 flats

Book a visit!

ADONIA













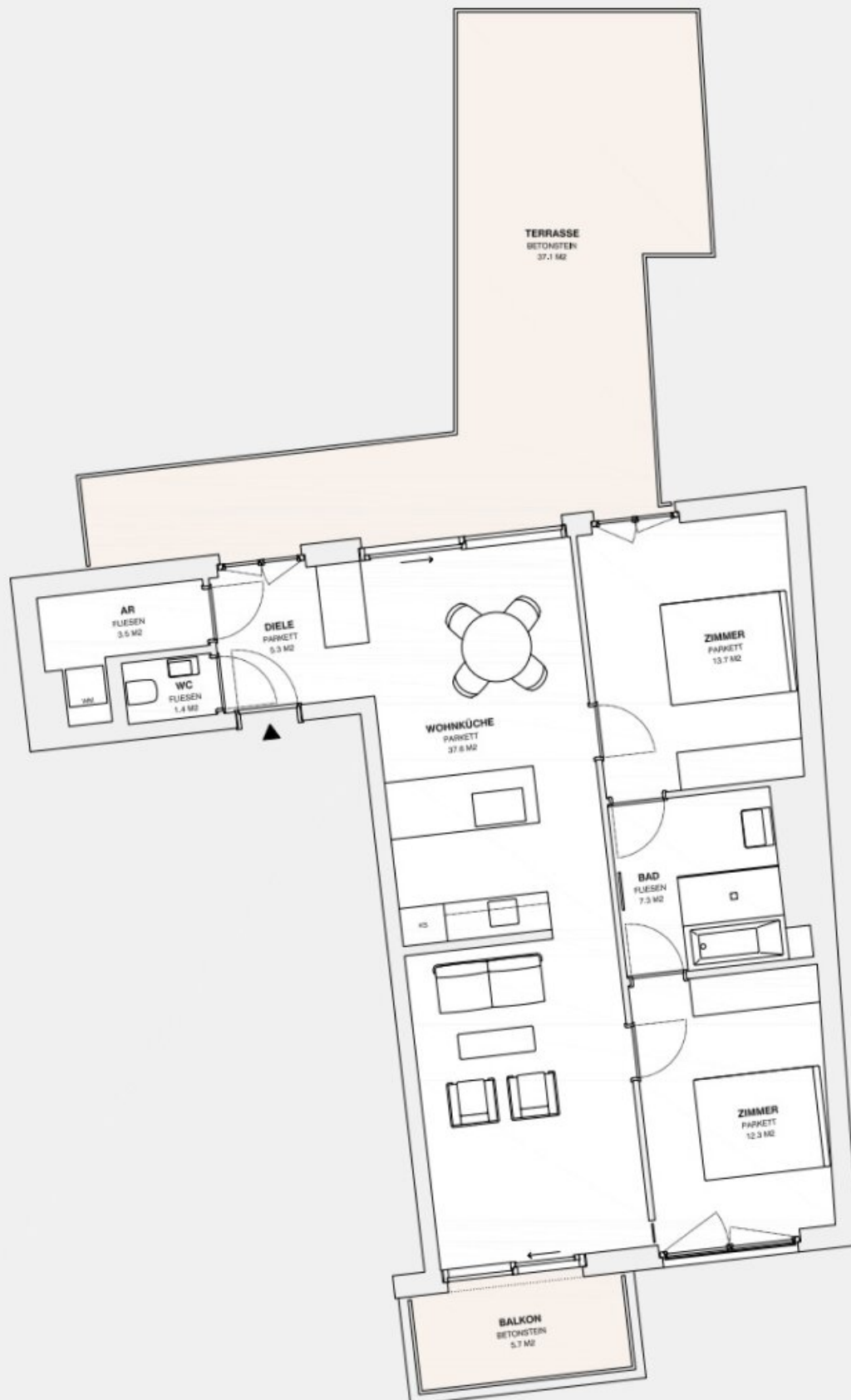






# ADONIA

*Immobilien*



## Objektbeschreibung

Welcome to the new development project Mollardgasse 50!

Prime location in Vienna's 6th district *Mariahilf* – completion coming soon!

The photos shown are sample images of already completed apartments by the same developer. Current photos of the *MOLLARD50* project will be provided next week.

The displayed floor plan corresponds to the actual apartment.

++ Please note that you should not inquire about this project through another company. With us, you can view all available apartments in the building. ++

For temporary rental, this bright, well-laid-out, and high-quality **3-room new-build apartment** of approx. **81 m<sup>2</sup>** with **balcony and terrace** is available in a **unique residential project** in a prime location of the 6th district!

### The Project

The **MOLLARD 50** project presents itself as a modern new development with three building sections including an underground garage. The architecture impresses with clean lines and thoughtful details, while the floor plans are designed with maximum flexibility and intelligent layouts. Spacious balconies, loggias, terraces, and garden areas extend the living space of almost every apartment outdoors, creating a special quality of life.

The location in the heart of the 6th district combines urban infrastructure with high residential quality – numerous shopping opportunities, restaurants, and excellent public transport connections are all in the immediate vicinity.

### Layout – Staircase 1, Top 23

- Entrance hall
- Separate WC
- Storage room

- Living room with open kitchen
- Bedroom
- Bedroom
- Bathroom with shower and bathtub
- Balcony
- Terrace

*(see floor plan and sample photos of other completed apartments by the developer; current photos will be available next week)*

## Features

The **MOLLARD 50** project combines an excellent location with high-quality construction.

Almost every apartment not only comes with outdoor space but is also equipped with **premium materials and fittings**:

- Electric blinds
- Underfloor heating
- Bathrooms with elegant fixtures
- Fully equipped kitchen with branded appliances
- Private storage unit
- And much more

Additionally, parking spaces are available in the in-house underground garage (at extra cost).

## Location & Surroundings

Quiet residential area in the 6th district between Gumpendorfer Straße and Linke Wienzeile, with quick access to the city center. **Mariahilfer Straße (approx. 800 m)** offers a wide range of shopping and dining options. **Bruno-Kreisky-Park (approx. 230 m)** as well as **Haus des Meeres/Esterházy park** are within walking distance.

## Public Transport Connections:

- U4 (Margaretengürtel, Pilgramgasse)
- Tram lines 6 & 18 (e.g., to Westbahnhof, St. Marx)
- Bus lines 12A, 57A as well as night buses N6, N8, N60
- Quick access to suburban and regional trains via Westbahnhof/Matzleinsdorfer Platz

## By Car:

Conveniently accessible via Wienzeile and Gürtel; quick connections to the southern entrance and A23 motorway. Short-term parking zone applies on weekdays.

## Price

The total monthly gross rent (incl. VAT) is **€ 2,625.00**.

*Note: Monthly costs for electricity, heating, and water are not included and must be paid separately.*

The building features a spacious underground garage. Rental of a parking space costs **€ 168 gross per month**.

The rental contract is **limited to 5 years**.

- **Deposit:** 3 gross monthly rents
- **No commission**
- **Available from:** approx. **01.12.2025**

## Small Print

We expressly point out our **economic close relationship** with the landlord.

In our role as an intermediary, we act as a **dual agent**.

All information published here is based on details provided to us by the landlord and has not been independently verified.

Our **General Terms and Conditions (GTCs)** can be viewed both in the exposé sent to you and on our website. We expressly point out that these GTCs form part of the contract.

The protection of personal data is important to us and also legally required. The processing of your personal data is carried out in accordance with data protection regulations. On our website (under Data Protection Information), you will find an overview informing you about the most important aspects of the processing of personal data.

Errors and changes excepted.

Wir weisen darauf hin, dass zwischen dem Vermittler und dem zu vermittelnden Dritten ein familiäres oder wirtschaftliches Naheverhältnis besteht.

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 <500m

Apotheke <500m

Klinik <500m

Krankenhaus <500m

### **Kinder & Schulen**

Schule <500m

Kindergarten <500m

Universität <1.000m

Höhere Schule <1.000m

### **Nahversorgung**

Supermarkt <500m

Bäckerei <500m

Einkaufszentrum <1.000m

### **Sonstige**

Geldautomat <500m

Bank <500m

Post <500m

Polizei <1.000m

### **Verkehr**

Bus <500m

U-Bahn <500m

Straßenbahn <500m

Bahnhof <500m

Autobahnanschluss <4.000m

Angaben Entfernung Luftlinie / Quelle: OpenStreetMap