

**++NEU++ Stunning 3-room apartment in the very heart of the city (1/30)**



**Objektnummer: 62634**

**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>	56,93 m <sup>2</sup>
<b>Zimmer:</b>	3
<b>Bäder:</b>	2
<b>WC:</b>	1
<b>Balkone:</b>	1
<b>Heizwärmebedarf:</b>	29,70 kWh / m <sup>2</sup> * a
<b>Gesamtenergieeffizienzfaktor:</b>	0,74
<b>Gesamtmiete</b>	1.924,98 €
<b>Kaltmiete (netto)</b>	1.749,98 €
<b>Kaltmiete</b>	1.749,98 €
<b>USt.:</b>	175,00 €
<b>Provisionsangabe:</b>	

Gemäß Erstauftraggeberprinzip bezahlt der Abgeber die Provision.

## Ihr Ansprechpartner



### Adonia Immobilien

Adonia Realitätenvermittlung GmbH  
Hohenstaufengasse 9/2

# Project Mollardgasse 50

new house



54 flats

Book a visit!









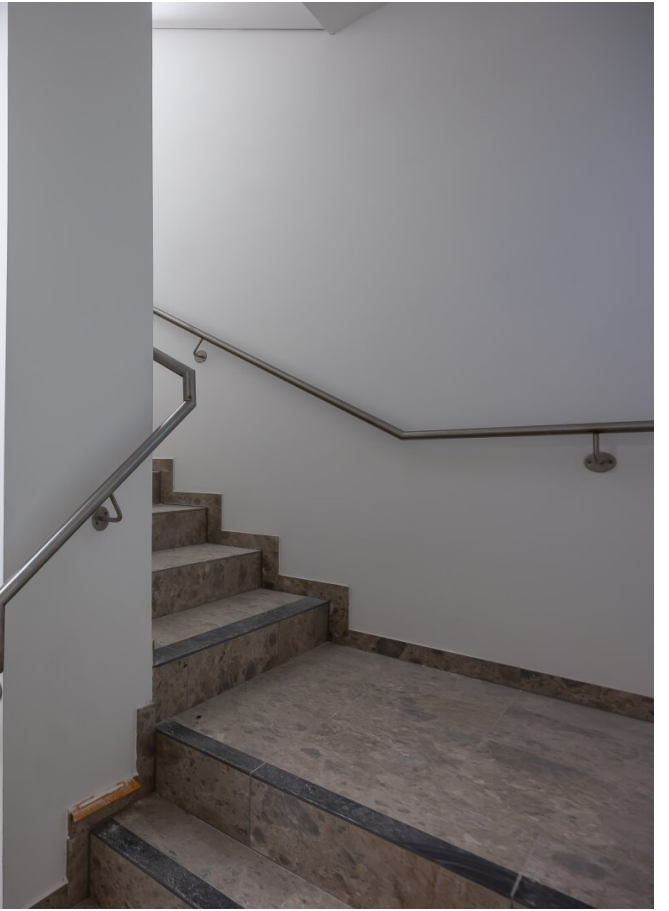






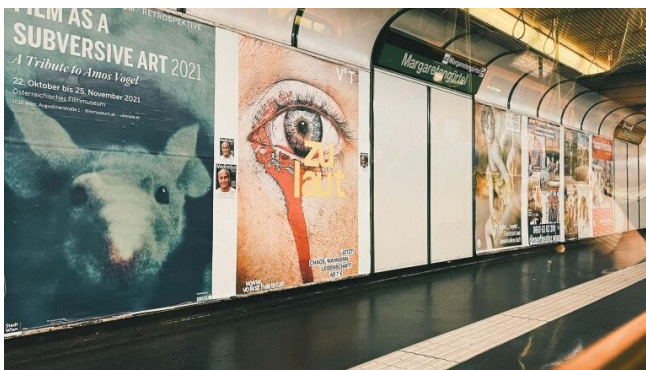
















## Objektbeschreibung

**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: Do not inquire about this project through another company – you can view all available apartments in the building through us directly. ++**

For temporary rent: this bright, well-designed, and high-quality 3-room apartment (approx. 57 m<sup>2</sup>) with a balcony, located in a unique new development in an excellent location of Vienna's 6th district!

### **The Project:**

The **MOLLARD 50** project presents itself as a modern new construction with three building sections including an underground garage. The architecture impresses with clean lines and thoughtful details, while the layouts offer maximum flexibility and intelligent space planning. Spacious balconies, loggias, terraces, and gardens extend the living space outdoors for nearly every apartment, ensuring a special quality of life.

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

### **Layout: *Staircase 1, Top 30***

- Entrance hall
- Separate WC
- Storage room

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

*(see floor plan and sample photos from other apartments by the same developer; current photos will be provided next week)*

## Features:

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

Almost every apartment is not only equipped with outdoor space but also with **premium materials and finishes**, such as:

- Electric blinds
- Underfloor heating
- Bathrooms with elegant fittings
- Fully equipped kitchens with high-quality brand appliances
- Storage cellar
- And much more

Additionally, parking spaces are available in the in-house underground garage (for an extra fee).

## Location & Surroundings

Quiet residential location 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 variety of shopping and dining options. **Bruno-Kreisky-Park** (approx. 230 m) as well as



the **Haus des Meeres / Esterházy**park are within walking distance.

**Public transport connections:**

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

**Car traffic:**

Easy access via Wienzeile and Gürtel; quick connection to southern entrance and A23.  
Short-term parking zone on weekdays in the area.

**Price:**

The total monthly gross rent (including VAT) is **€1,925.00**

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

Parking spaces in the underground garage are available. Monthly rent: **€168 gross**

- Lease term: fixed for 5 years
- Security deposit: 3 gross monthly rents
- No commission fee for tenants
- Expected move-in: **01.12.2025**

**Fine Print:**

We explicitly point out our economic relationship with the owner.

We act as **dual agents** in this transaction.

All information provided here is based on the details given to us by the owner and has not

been independently verified.

Our General Terms and Conditions can be viewed both in the exposé sent to you and on our website. Please note that these GTCs form part of the contract.

The protection of personal data is important to us and required by law. The processing of your data is carried out in accordance with data protection regulations. On our website (under *Privacy Policy*), you will find an overview informing you of the most important aspects of data processing.

Subject to errors and changes.

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