

Luxury Single-Family Home with Spa Area



Objektnummer: 1990/214

Eine Immobilie von Vienna Housing Service

Zahlen, Daten, Fakten

Adresse	Grabengasse
Art:	Haus - Einfamilienhaus
Land:	Österreich
PLZ/Ort:	1170 Wien
Baujahr:	2015
Zustand:	Neuwertig
Alter:	Neubau
Wohnfläche:	191,00 m ²
Zimmer:	7
Bäder:	3
WC:	3
Terrassen:	2
Gesamtmiete	4.400,00 €
Kaltmiete (netto)	3.700,00 €
Kaltmiete	4.000,00 €
Betriebskosten:	300,00 €
USt.:	400,00 €
Provisionsangabe:	

Gemäß Erstauftraggeberprinzip bezahlt der Abgeber die Provision.

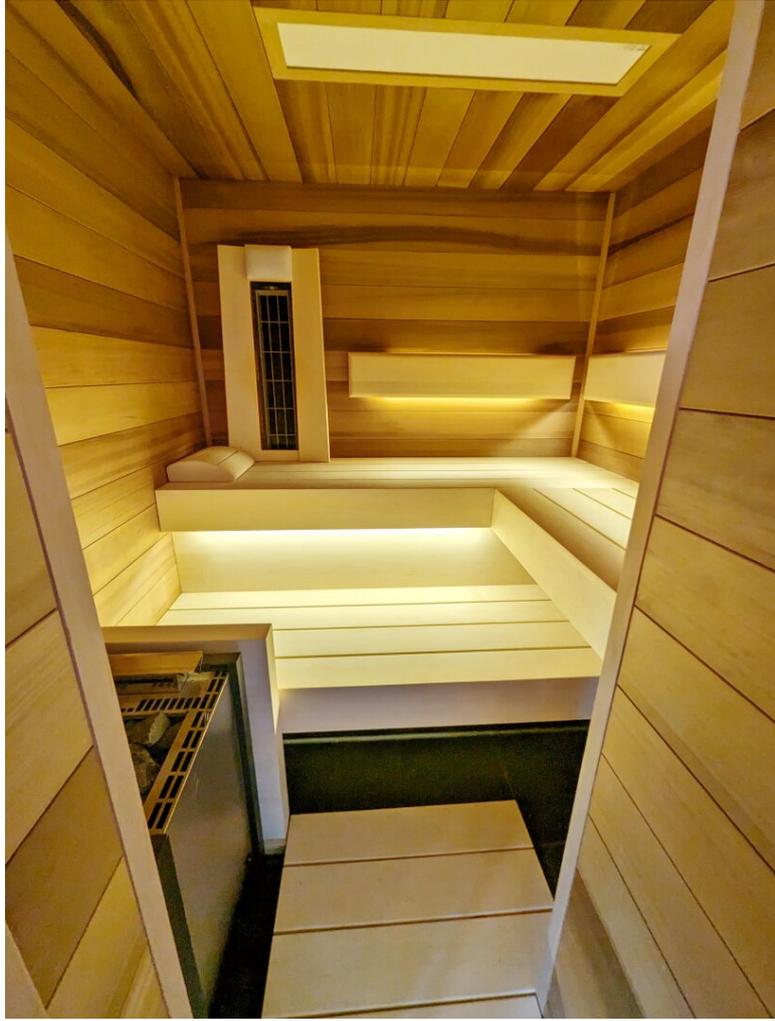
Ihr Ansprechpartner



Mag. Marc Slomovits

Vienna Housing Service
Negerlegasse 2



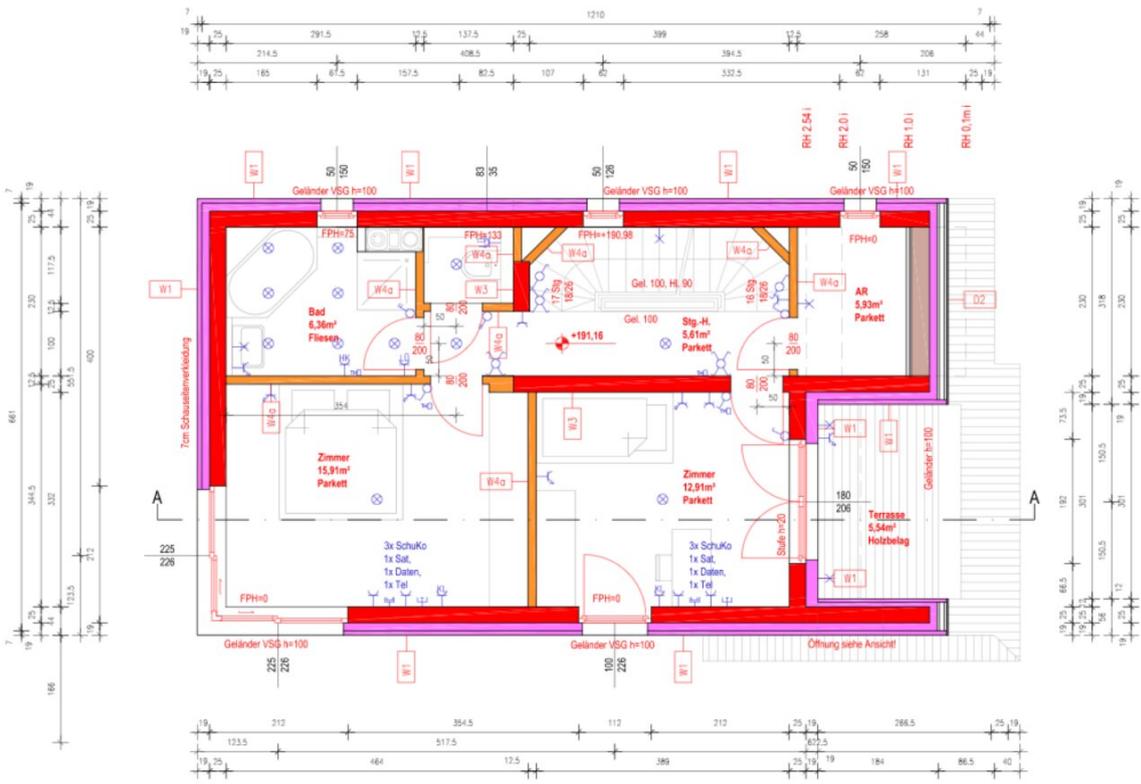


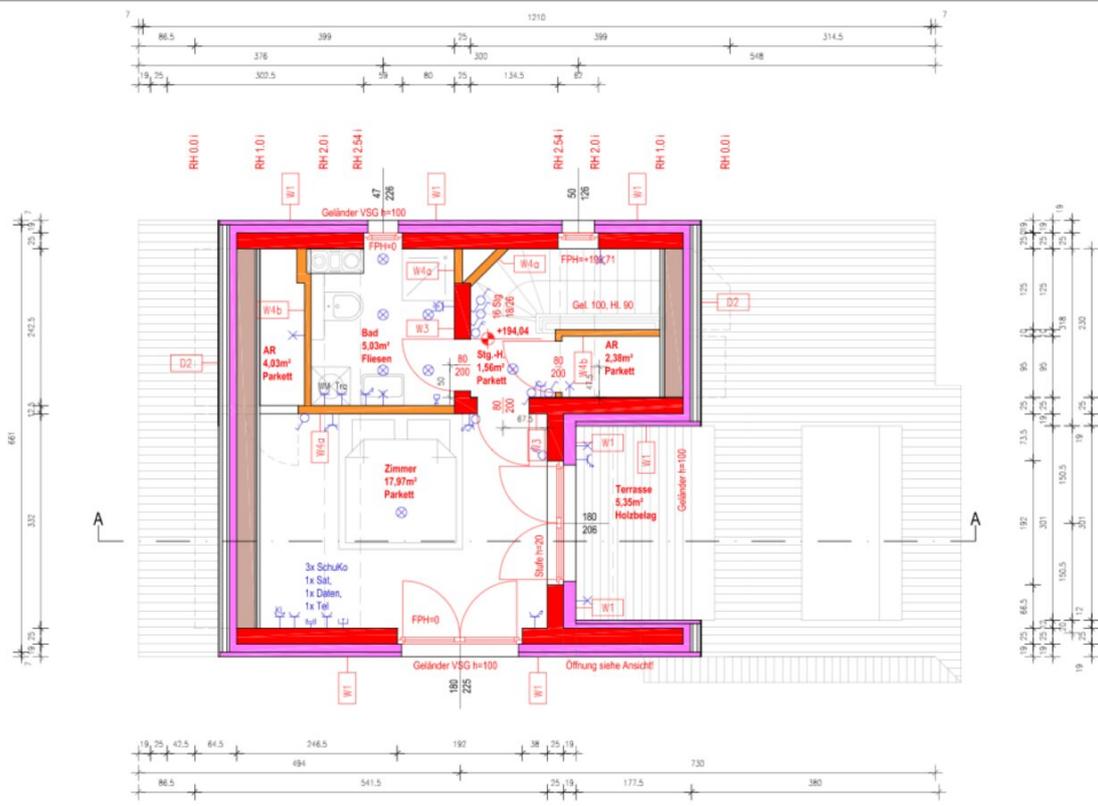


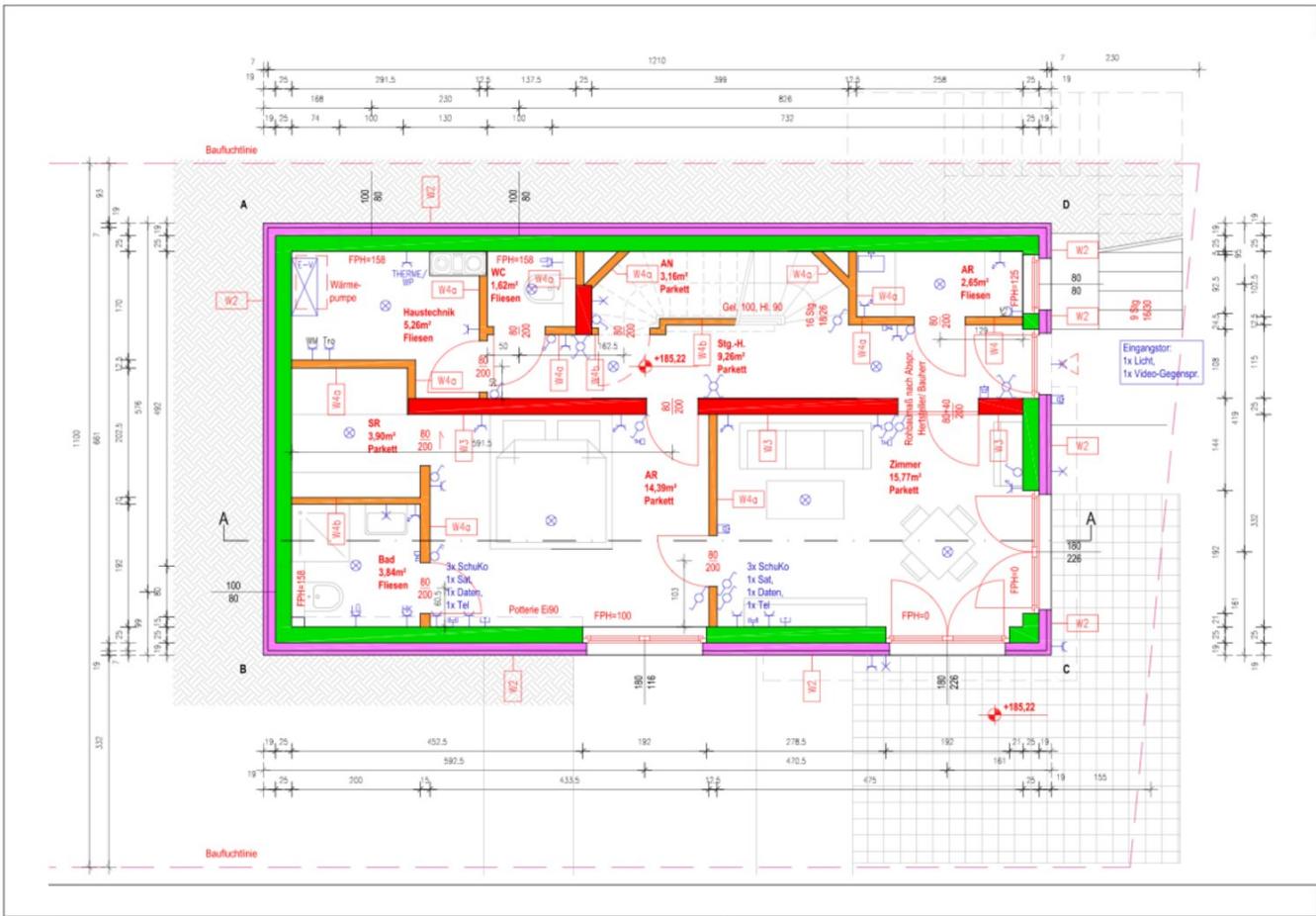












Objektbeschreibung

The house, newly constructed in 2015/16, presents itself as a high-quality and exceptionally spacious residence offering a total of seven rooms. The living space is complemented by a fully equipped kitchen as well as an additional kitchenette located on the garden level. The property features one bathroom with bathtub and shower, two further shower rooms, and a total of three toilets. A particular highlight is the private wellness area with a Gruber sauna including infrared function. In addition, the house offers four practical storage rooms.

The usable living area comprises approximately 191 square meters. This is complemented by two terraces of around 5.5 square meters each, as well as spacious outdoor terraces finished with high-quality WPC decking, seamlessly extending the living space to the outside.

The beautifully landscaped garden covers approximately 370 square meters and is equipped with an automatic irrigation system. A separate garden shed of around two square meters provides additional storage space for garden equipment or accessories.

The interior impresses with its high-end fittings and materials. The living areas feature elegant Doussie parquet flooring, while the wet rooms are finished with timeless tiles. Heating is provided throughout the house by underfloor heating supplied by a modern gas condensing boiler located in the technical room and individually adjustable in each room. An open fireplace adds to the pleasant living atmosphere. The custom-made designer kitchen, crafted by a carpenter, features a Brazilian stone worktop and is equipped with high-quality appliances from Miele and Bosch. The bathrooms and toilets are fitted with Limodor ventilation systems, vented via the roof.

All rooms are equipped with connections for television reception via a digital satellite system installed on the roof. The required receivers are to be provided by the tenants. In addition, all rooms are fitted with internet connections.

The Internorm uPVC windows and patio doors are triple-glazed and equipped with external venetian blinds running in side guide rails with electric control. The two bedrooms on the upper floor as well as the room on the attic level are fitted with air conditioning. Additional security is provided by an alarm system that can be operated separately for the garden apartment and the main residence.

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 <1.000m
Apotheke <750m
Klinik <2.250m
Krankenhaus <1.500m

Kinder & Schulen

Schule <2.000m
Kindergarten <750m
Universität <1.250m
Höhere Schule <3.500m

Nahversorgung

Supermarkt <750m
Bäckerei <750m
Einkaufszentrum <2.250m

Sonstige

Geldautomat <2.250m
Bank <2.250m
Post <750m
Polizei <2.500m

Verkehr

Bus <250m
U-Bahn <2.750m
Straßenbahn <750m
Bahnhof <2.500m
Autobahnanschluss <5.750m

Angaben Entfernung Luftlinie / Quelle: OpenStreetMap