

Fully-furnished, 2-room apartment with balcony near Mariahilferstraße!

1060 Wien, Österreich

Nähe: Mariahilfer Straße, Ocean 360, Naschmarkt



Eckdaten Objektnummer 583229

Wohnfläche: ca. 62,55 m²

Nutzfläche: ca. 68,48 m²

Mobiliar: möbliert

Mietdauer: 5 Jahre

Beziehbar: ab sofort

Bauart: Neubau

Baujahr: ca. 2017

Letzte Generalsanierung: 2017

Letzte Sanierung: 2017

Heizung: underfloor heating

Stockwerk: 5. Etage

Lift: passenger elevator

Zustand: gepflegt

Zimmer: 2

Balkon: 1 (ca. 11,86 m²)

Bad: 1

WC: 1

Gesamtmiete*: 2.148,52 €

Miete pro m² (exkl. USt.): 28,00 €

Betriebskosten pro m² (exkl. USt.): 2,75 €

Miete: 1.751,40 €

Betriebskosten: 171,90 €

Heizkosten: 47,68 €

Warmwasser: 31,93 €

Kühlung: 5,52 €

Sonstiges: 29,90 €

Umsatzsteuer: 209,15 €

monatliche Gesamtbelastung: **2.247,48 €**

Kaution: 4.500,00 €

* Miete + Nebenkosten (inkl. USt.), ohne Heizkosten

Provision: Gemäß Erstauftraggeberprinzip bezahlt der Abgeber die Provision.

Energieausweis gültig bis: 25.09.2026

Heizwärmebedarf: **B** 26,28 kWh/m²a

Gesamtenergieeffizienzfaktor: **A** 0,78

Ihr Ansprechpartner:



Nina Kathan

Mobil: +43 664 516 5466

E-Mail: office@rohr-real-estate.com



Detailbeschreibung

Unpack your bags and move right in: fully-furnished apartment in a top location!

We're pleased to offer this excellent furnished 2-room apartment located in a postwar building in Vienna's trendy and popular 6th district, very close to Mariahilferstraße at the height of Stiftgasse.

The apartment is situated in a building that was just recently converted from commercial space and is of premium quality. The furnishings are modern and functional.

If you have no desire to bring your furniture to Vienna but want to stay anyway, this is the apartment for you! Not only is it fully furnished, but the landlord has supplied everything you need to live comfortably.

The lease is limited to 5 years.

ALL THE HIGHLIGHTS AT A GLANCE:

Apartment 50 has a surface area of approx. 62,55 m²/ 673 sq ft plus 11,86 m²/ 129 sq ft balcony and is laid out as follows:

- Entrance hall
- Living room
- Kitchen
- Bedroom with en suite bathroom and washing machine connection
- Separate WC
- Balcony

Fittings & fixtures, furnishings:

Living room:

- Sofa
- 2 armchairs
- Coffee table
- Sideboard with flatscreen TV and shelves
- Dining table with 4 chairs
- Carpet
- Shelves/glass cabinet

Kitchen:

- Custom built, semi open plan kitchen with all appliances (ceramic cooktop, extractor fan, oven, fridge/freezer, dishwasher)
- Plenty of storage in the wall and floor cabinets
- Electric kettle, toaster, blender, coffee machine

Entrance hall:

- Coat rack
- Shoe cupboard
- Mirror



Bedroom:

- Queen bed (160x200 cm)
- Wardrobe
- Nightstands

Bathroom:

- Bathtub
- Washbasin
- Shelves
- WC
- Mirror
- Washing machine

Other:

- Flooring: parquet (light oak) in the living room and bedrooms, porcelain stoneware in the bathroom, WC, kitchen, entrance hall, utility room; concrete tiles on the balcony
- Heating: underfloor heating (district heating)
- Lighting
- Washing machine, Hoover, iron, ironing board, laundry basket, etc
- Bathroom: towels, hairdryer, soap dispenser
- Balcony furniture
- Decorative items (pictures, vases)
- Curtains
- Intercom
- Air conditioning
- Laundry room in the building

The comprehensive rent includes a monthly deposit for heating -- updated January 2024 -- of € 47,72 plus 20 % VAT, hot water € 31,95 plus 10% VAT, and a deposit for the maintenance and running of the air conditioning that comes to € 5,52 plus 20 % VAT.

Location and infrastructure:

The sought-after location means you have everything on your doorstep – bars, restaurants, cafes for all ages.

On Mariahilfer Straße you'll find much more than just shops for daily essentials. Along with bars and restaurants, you'll find several kindergartens and primary schools. The Technical University and Campus FH are easily accessible by subway. Also nearby are doctors' surgeries and medical facilities.

Traffic connections:

- U3 subway line, Neubaugasse stop – Kirchengasse entrance
- U4 subway line Kettenbrückengasse stop
- Bus lines 13A, 14A, 57A

Parking:



Parking sticker: from 9:00 to 22:00 (<https://www.wien.gv.at/verkehr/parken/kurzparkzonen/bezirk06.html>)

Parking garage: WIPARK garage Windmühlgasse, borders the inner courtyard.

It's our priority to give our clients all the information they need so don't hesitate to call us if you have further questions. We'll do the research and get back to you promptly!

We have worked with the landlord in the past so a close professional relationship is already in place. Please note that we are engaged as dual agents in this case.

We'd be happy to arrange a viewing of this excellent apartment!

Your team at Elisabeth Rohr Real Estate

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

Ausstattung

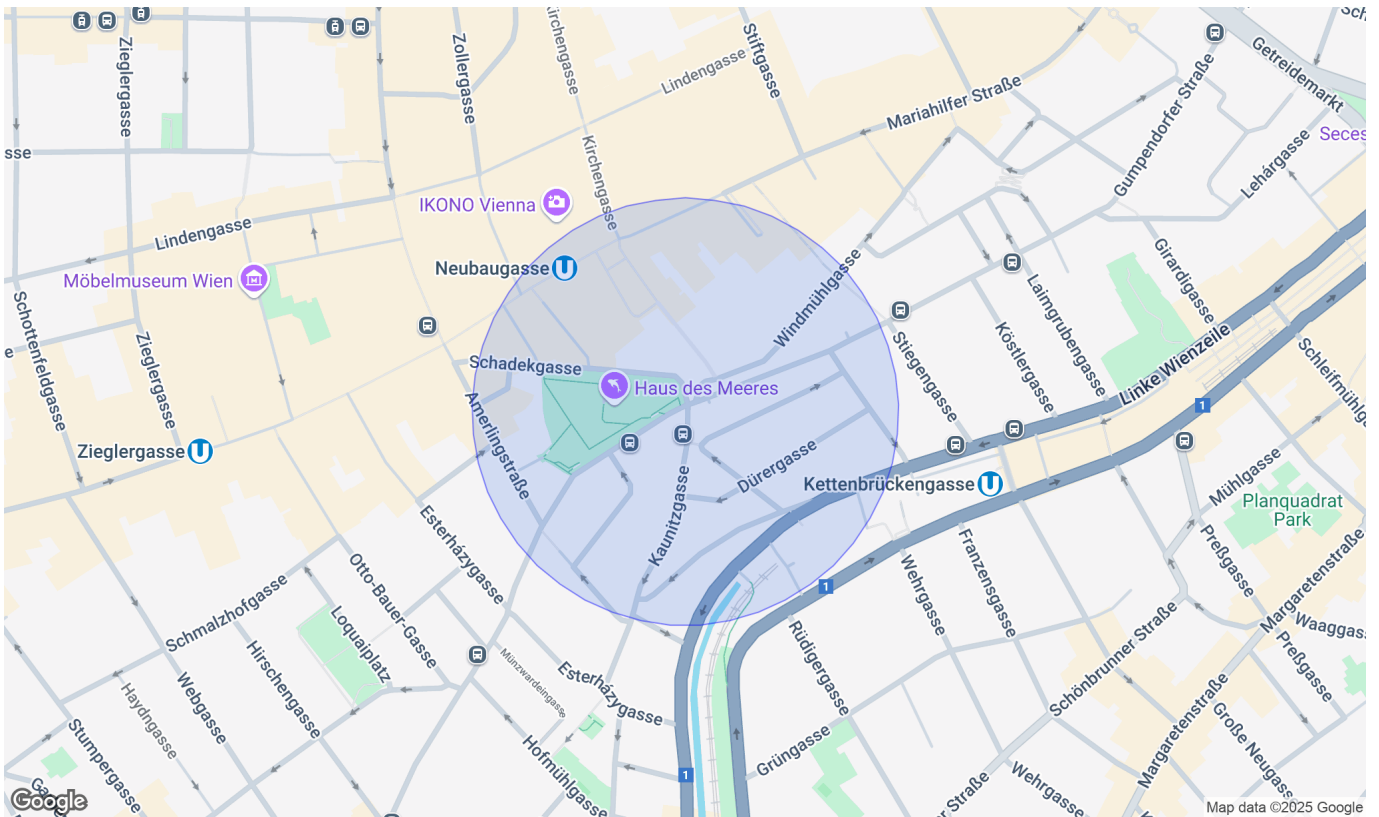
tiles, parquet, underfloor heating, fitted kitchen, passenger elevator, bathtub, air conditioning, district heating, guest toilet



Location

Mariahilfer Straße, Ocean 360, Naschmarkt, Linke Wienzeile

1060 Wien



Infrastructure/distances (POIs)

Health

Physician	500 m
Pharmacy	500 m
Clinic	500 m
Medical building	1.500 m

Local supply

Supermarket	500 m
Bakery	500 m
Shopping centre	500 m

Transport

Bus	500 m
Subway	500 m
Tram	500 m
Train station	500 m
Motorway junction	4.000 m

Children & schools

School	500 m
Kindergarten	500 m
University	500 m
Secondary school	1.000 m

Others

ATM	500 m
Bank	500 m
Post office	500 m
Police	500 m

Stated distance as the crow flies / source: OpenStreetMap

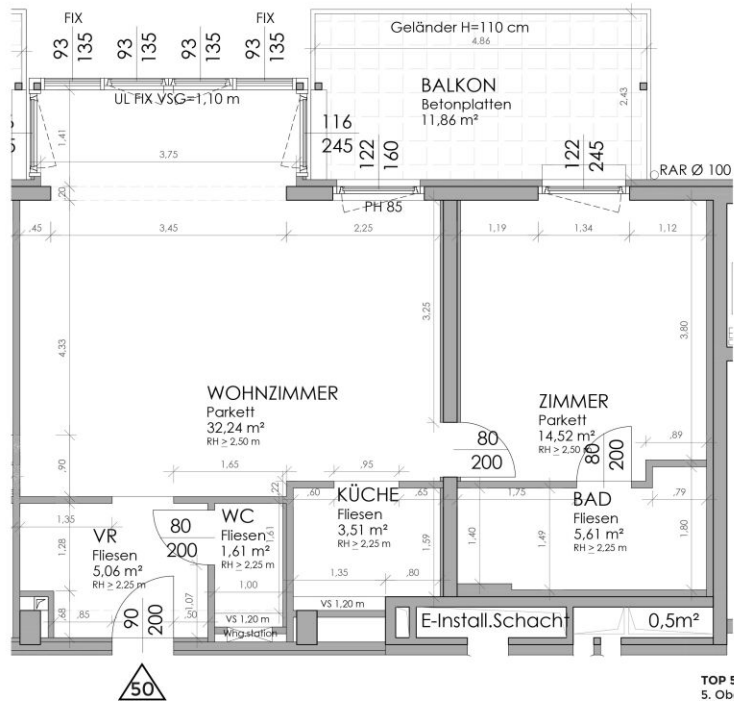








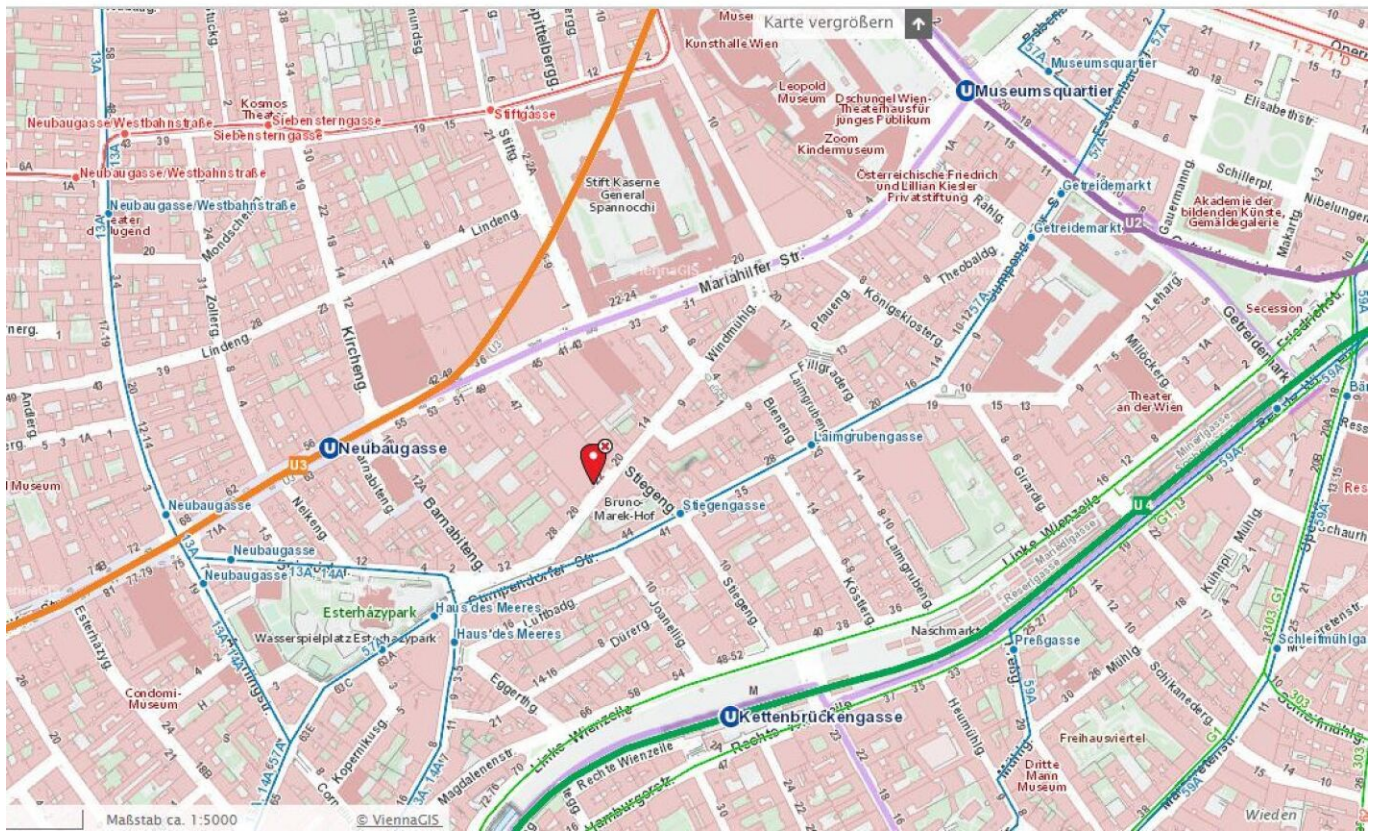
Aufmaßplan
TOP 50
1:50



- VR Vorraum
 - AR Abstellraum
 - SR Schrankraum
 - UL Unterliche
 - FIX Fixverglasung
 - VSG Verbundsicherheitsglas
 - DFD Dachflächenfenster
 - PH Parapethöhe
- 0 0,5 1,0 2,0 m

Ausstattung gemäß Bau- und Ausstattungsbeschreibung. Die dargestellte Möblierung ist nicht Bestandteil des Lieferumfangs. Ausgenommen davon sind Sanitärgegenstände, wie Badewanne, Dusche, Waschtisch und WC, welche gemäß Bau- und Ausstattungsbeschreibung Bestandteil unseres Angebots sind. Die sonstige dargestellte Möblierung hat symbolhaften Charakter. Änderungen der Küchenaufteilung vorbehalten. Dieser Plan ist nicht für die Bestellung von Einbaumöbeln verwendbar. Naturmaße sind erforderlich! Druck- und Satzfehler sowie Irrtümer, geringfügige Änderungen aufgrund technischer Detailplanung vorbehalten. Maßgeblich ist in jedem Fall der Kaufvertrag.





I. The Broker as Exclusive Representative of the Landlord

With the introduction of the so-called »Principle of First Instruction« when brokering residential rental properties, the legislator assumes that from 1 July 2023, the broker can usually only agree on a commission with the client who first instructed him. If the broker is initially commissioned by the landlord or by someone authorized by him to do so, he can only agree on a commission with that person. At the same time, the broker will generally refrain from acting as a dual agent in accordance with Section 5 of the Broker Act, but rather expressly declare pursuant to Section 17 of the Broker Act (MaklerG) that he will only act unilaterally on behalf of the landlord not the tenant.

Text of Section 17a of the Broker Act

Brokering of residential property contracts

§ 17 a. (1) If a landlord or a person authorized by him commissions a Broker to broker an apartment rental contract in his own name as the first client, the Broker can only agree on a commission with the Landlord or the person authorized by him.

(2) A broker can only agree on a commission with a client looking for an apartment if the latter has commissioned him as the first client to arrange an apartment rental agreement.

(3) Even with the prospective tenant as the first client, the Broker cannot agree on a commission if

1. the Landlord or the manager has a direct or indirect interest in the company of the real estate agent or in an affiliated company (§ 189 a Z 8 UGB) or can exert influence on this company themselves, through executive officers or through other relevant persons, or if the Broker has a direct or indirect interest in the company of the Landlord or manager or in a company affiliated with this company or can exert influence on this company himself, through executive officers or through other relevant persons, or

2. the Landlord or a person named in Paragraph 1, first sentence, has refrained from concluding a brokerage contract so that the prospective tenant becomes liable to commission as the first client, or

3. the Broker advertises a rental property with the consent of the Landlord or advertises it in another way to a limited group of interested parties.

(4) The Broker must date and record every contract for the brokerage of residential property, in writing or on another durable medium. When asserting a claim for commission, he must explain to the client looking for an apartment that there is no case under Paragraphs 1 or 3.

(5) An agreement is invalid if it

1. obliges the prospective tenant to pay a commission or other service in connection with the brokering or the conclusion of an apartment rental agreement to the Broker who is not entitled to a commission or to the Landlord, or

2. obliges the prospective client to provide another service in connection with the brokering or the conclusion of an apartment rental agreement without equivalent consideration to the previous tenant or to another third party.

§ 27 Tenancy Law (MRG) remains unaffected.

(6) Paras. 1 to 5 and 7 do not apply to the brokering of residential property contracts that are concluded by employers as Tenants in order to provide employees with a service, non-cash or company apartment (Art. 1 para. 2 no. 2 MRG).

(7) If the violation is not already covered by Section 27 (5) MRG, an administrative offence is committed when

1. a broker, or a representative acting on the broker's behalf, agrees, demands or accepts a commission or other service contrary to Paras. 1, 3 or 5,

2. anyone who, contrary to Paragraph 5, agrees, demands or accepts services as a landlord or representative acting on his behalf, as a previous tenant or other third party, or

3. anyone who, acting as a broker, fails to record a brokerage contract in writing or on another durable medium contrary to Paragraph 4,

will be fined up to 3600 euros in the case of Article 1 and Article 2, and with a fine of up to 1500 euros in the case of 3.

II. Rights to withdraw

1. Rescission of contract pertaining to real estate pursuant to Section 30a Konsumentenschutzgesetz ("KSchG") [Austrian Consumer Protection Act]

A client who is a consumer (Section 1 KSchG) and

- has made a contractual statement on the day of the first visit to the premises,
- and if such statement refers to the acquisition of a tenancy right, any other right to use a property or to ownership, namely
- to a flat, a detached (one-family) house or a property suitable for construction of a detached (one-family) house and if
- the same is intended to be used for covering the consumer's own urgent need for accommodation or of that of a close relative;

may declare within one week that he rescinds such contractual statement.

The time period begins to run only when the consumer has received a duplicate of the contractual statement and information regarding the right to rescind the same, i.e. either on the day after he made the statement or, if the duplicate including the information on the right to rescind the contractual statement was delivered later on, at such later point in time. In any case the right to rescind the contractual statement expires not later than one month after the date of the first visit.

Agreements on the payment of a down payment, forfeit money or the like prior to expiration of the period allowed for rescission pursuant to Section 30 a KSchG shall be ineffective.

A statement of rescission regarding a real estate transaction which is addressed to the real estate broker shall also apply to a broker agreement concluded in the course of making the contractual statement. The declaration of withdrawal is not bound to any particular form. The withdrawal period is met if the declaration of withdrawal is sent within the specified period (§ 3 Para. 4 of the Consumer Protection Act).

2. The right to rescind the contract in case of non-occurrence of essential facts or circumstances (Section 3a KSchG)

The consumer may rescind his application for a contract or the contract itself in writing if

- with no initiative of his
- essential circumstances
- that were described by the entrepreneur as being likely
- have not occurred or have only occurred to a considerably smaller extent.

Essential circumstances are

- the necessary cooperation or consent of a third party,
- tax benefits, or
- public aid or a prospective loan.

The period for rescission of the contract is one week after the consumer is able to notice such non-occurrence if he was informed about such right to rescind the contract in writing. In any case, however, the right to rescind the contract will end one month after complete performance of the contract by both parties.

The consumer is not entitled to rescind the contract if

- in the course of the negotiations he knew or was required to have known about such non-occurrence;
- if the right to rescind the contract is negotiated in individual cases (not possible to include in a form); or
- if the contract was adjusted in an appropriate way.

The declaration of withdrawal is not bound to any particular form. The withdrawal period is met if the declaration of withdrawal is sent within the specified period (§ 3 Para. 4 of the Consumer Protection Act).