

8020 Graz | Wohnung | Objektnummer: 6133/585

Dominikanergasse 2/7 - Erstbezug - Altbauwohnung mit Charme



Ihre Ansprechpartnerin

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Lage

Die Liegenschaft liegt in einem Gebiet, welches durch seine unmittelbare Nähe zu Infrastruktureinrichtungen wie Kinderbetreuungseinrichtungen, Schulen, Gaststätten, Geschäfte für den täglichen Bedarf gut ausgestattet ist. Die Erschließung mit öffentlichen Verkehrsmitteln in der Annenstraße durch die Straßenbahnlinien 1, 3, 6 und 7 sowie in der Volksgartenstraße durch die Buslinien Nr.40 und 67 (Innerstädtische Bedienqualität der Kategorie 1) ist als sehr gut anzusehen.

Dank der ausgezeichneten Verkehrsanbindung mit Bus, Straßenbahn und Bahnhof erreichen Sie schnell und unkompliziert alle wichtigen Orte in Graz und Umgebung.

Doch nicht nur die Verkehrsanbindung ist optimal, auch die Infrastruktur lässt keine Wünsche offen. In unmittelbarer Nähe finden Sie alles, was Sie für den täglichen Bedarf benötigen. Einkaufsmöglichkeiten wie Supermärkte, Bäckereien und ein Einkaufszentrum sind schnell erreichbar. Auch Ärzte, Apotheken, Schulen, Kindergärten, Universitäten und sogar ein Krankenhaus befinden sich in der Nähe.

Der innere, bis zur Dominikanergasse reichende, S-förmig geschwungene Teil der Annenstraße wurde bis Mitte des 19. Jahrhunderts, als die neu erbaute Annenstraße die Verbindung zum 1844 eröffneten Bahnhof herstellte, zur Dominikanergasse gerechnet, die im Spätmittelalter angelegt worden ist. Noch heute ist gut erkennbar, dass dieser Abschnitt durch eine weitgehend geschlossene, zwei- bis viergeschoßige Bebauung aus der Barockzeit mit durchwegs älterem Kern und Fassadierungen aus dem späten 18. und 19. Jahrhundert charakterisiert wird.

Beschreibung

Diese geräumige und moderne Altbauwohnung in der 1. Etage bietet Ihnen alles, was Sie für ein komfortables und stilvolles Leben brauchen. Mit einer Fläche von 75,61m² und 2 extra begehbaren Schlafzimmern ist sie perfekt für Paare, Familien und Wohngemeinschaften.

Der Erstbezug garantiert Ihnen eine topmoderne Ausstattung und ein frisches, unberührtes Ambiente. Die hochwertigen Fliesen und das elegante Parkett verleihen der Wohnung eine zeitlose Eleganz, während die Fußbodenheizung für wohlige Wärme an kalten Tagen sorgt. Die offene Wohnküche mit Einbauküche bietet

reichlich Platz für gemütliche Abende mit Freunden und Familie. Hier können Sie gemeinsam kochen, essen und entspannen.

Das Badezimmer ist mit einer modernen Dusche ausgestattet und bietet Ihnen somit eine entspannende Oase nach einem langen Tag.

Zögern Sie nicht länger und sichern Sie sich diese wunderschöne Wohnung in Graz. Erleben Sie die perfekte Kombination aus modernem Wohnkomfort und einer erstklassigen Lage. Vereinbaren Sie noch heute einen Besichtigungstermin und lassen Sie sich von dieser Immobilie verzaubern!

Wir weisen darauf hin, dass zwischen dem Vermittler und dem Auftraggeber 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.

Eckdaten

Nutzfläche:	ca. 75,61 m ²	Nutzungsart:	Wohnen
Etage:	1. Etage / 1.Obergeschoss	Beziehbar:	01.07.2024
Zimmer:	3	Mietdauer:	unbefristet
Bäder:	1	Möbiliar:	Küche, Bad
WCs:	1	Heizung:	Fußbodenheizung
Abstellräume:	1	Zustand:	Erstbezug
		Energieausweis	
		Gültig bis:	27.09.2032
		HWB:	 110,7 kWh/m²a
		fGEE:	 1,87

Ausstattung

Boden:	Fliesen, Parkett	Bad:	Dusche
Befeurung:	Fernwärme	Küche:	Einbauküche, Wohnküche / offene Küche
Fernsehen:	Kabel / Satelliten-TV	Extras:	Abstellraum
WCs:	Toilette		

Preisinformationen

Gesamtmieta:	783,91 €	Exkl. Strom, Heizung, Kalt- & Warmwasser	
Miete:	523,98 €	Kaution:	3.465,00 €
Betriebskosten:	143,66 €	Provision:	Gemäß Erstauftraggeberprinzip bezahlt der Abgeber die Provision.
Sonstiges:	45,00 €		
Umsatzsteuer:	71,27 €		
Monatliche Gesamtbelastung:	783,91 €		

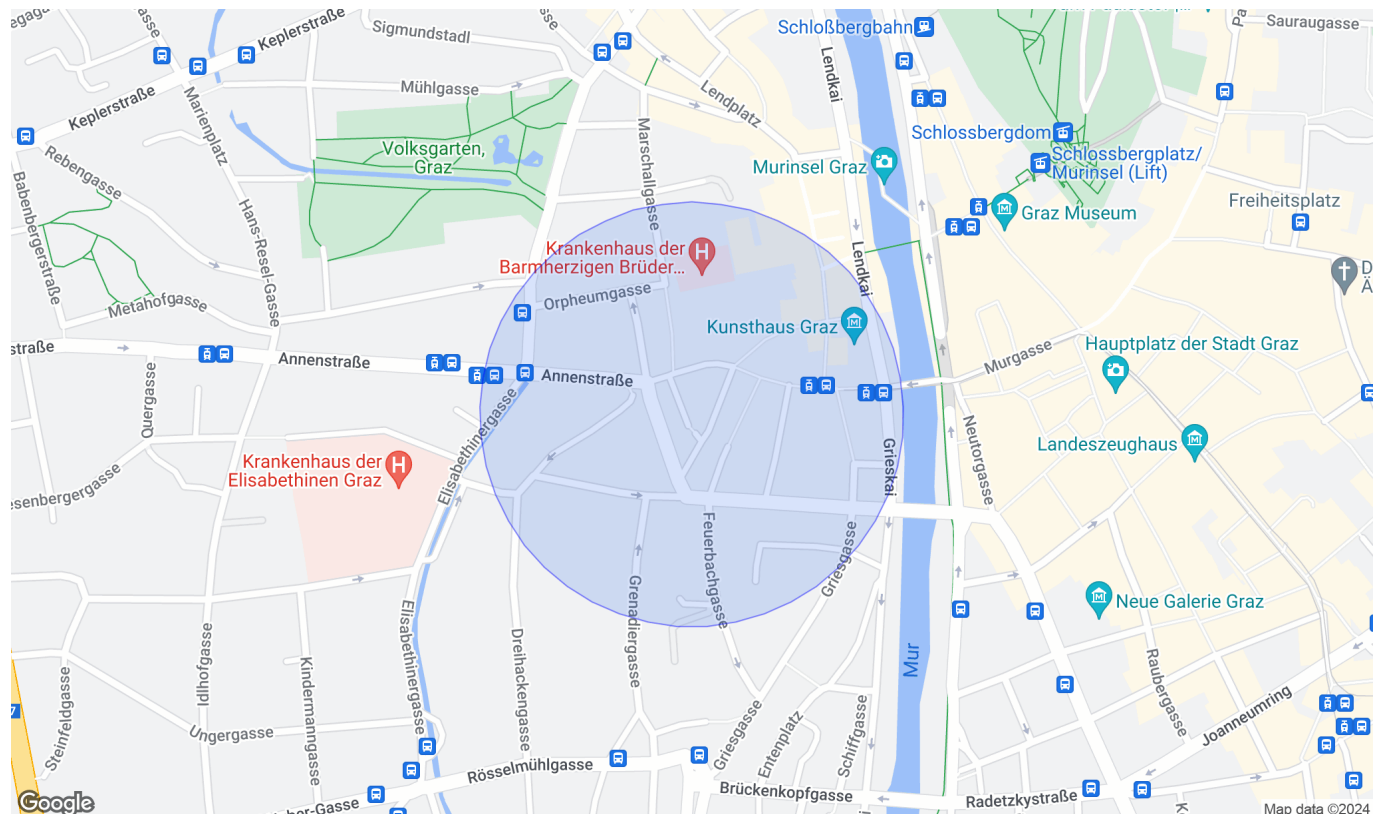
Weitere Fotos





Lage

8020 Graz



Infrastruktur/Entfernungen (POIs)

Gesundheit

Arzt	500 m
Apotheke	500 m
Klinik	1.000 m
Krankenhaus	500 m

Nahversorgung

Supermarkt	500 m
Bäckerei	500 m
Einkaufszentrum	1.000 m

Verkehr

Bus	500 m
Straßenbahn	500 m
Autobahnanschluss	5.000 m
Bahnhof	1.000 m
Flughafen	9.500 m

Kinder & Schulen

Schule	500 m
Kindergarten	500 m
Universität	1.000 m
Höhere Schule	1.500 m

Sonstige

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

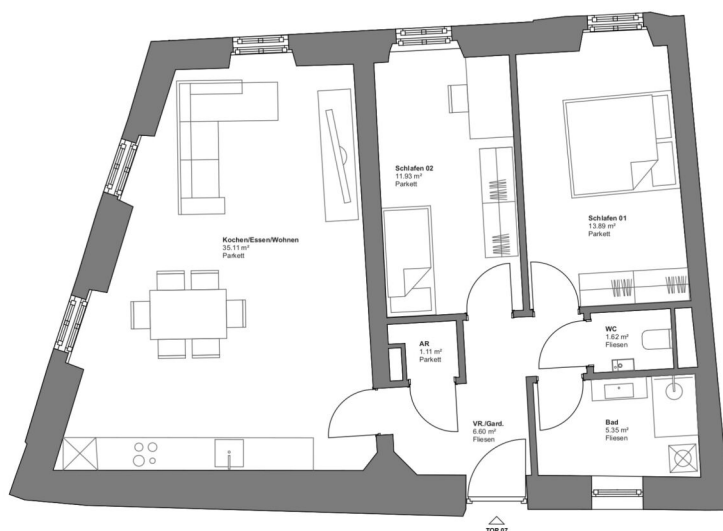
Angaben Entfernung Luftlinie / Quelle: OpenStreetMap

Plan

WESIAK
Group

Annenstraße 13 / Dominikanergasse 2

Graz
TOP 07
1.OG



VR./Gard.	6.60 m ²
Bad	5.35 m ²
WC	1.62 m ²
AR	1.11 m ²
Schlafen 01	13.89 m ²
Schlafen 02	11.93 m ²
Kochen/Essen/Wohnen	35.11 m ²
	75.61 m ²
Gesamt	75.61 m ²

Naturmaße können aufgrund des historischen Gebäudes von der gebauten Wirklichkeit abweichen.
Flächen lt. Ausführungsplanung

M 1:100



Information sheet

Brokering of residential property rental contracts

ÖVI-Form Nr. 14M / 07 / 2023

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The rental property is brokered by

represented by

and is being shown to you for your personal interest only. Any passing on of business opportunities requires the broker's express consent.

The broker declares that – contrary to the common practice of dual brokerage in the real estate industry – they only work for the landlord.



General terms and conditions pursuant to Section 10 ImmMV [Real Estate Broker Regulation] 1996 BGBl. [Federal Law Gazette] No. 297/1996 recommended by the Federal Chamber of Commerce Austria, Section for Real Estate Experts and Escrow Agents
GZ 2023 / 05 / 05 – FVO Go / Pe – Form 14M / ÖVI

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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).