

8020 Graz | Wohnung | Objektnummer: 6133/600

Weissenkircherstraße 11/1 - Moderner Wohnraum in Eggenberg mit einem großzügigen Garten sowie einer Terrasse



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Weissenkircherstraße 11/1 - Moderner Wohnraum in Eggenberg mit einem großzügigen Garten sowie einer Terrasse



Lage

Die Weissenkircherstraße 11 befindet sich im ruhigen Wohnbezirk Graz Eggenberg. Der Standort zeichnet sich durch seine großartige Infrastruktur mit diversen Schulen, Ärzten, Einkaufsmärkten und Freizeitmöglichkeiten aus: Das Schloss Eggenberg ist in weniger als 5 Minuten fußläufig erreichbar; zur FH Joanneum sind es ca. 10 Minuten zu Fuß. Diverse öffentliche Verkehrsmittel (Straßenbahnen und Busse) befinden sich in unmittelbarer Umgebung und bringen Sie schnell ins Grazer Stadtgebiet.

- ruhige Wohngegend mit guter Infrastruktur
- gute Anbindung an öffentlichen Nahverkehr
- nahe gelegen am Stadtpark und dem Schloss Eggenberg
- Einkaufsmöglichkeiten und Restaurants in der Umgebung vorhanden
- kurze Entfernung zur Innenstadt von Graz

Beschreibung

Zur Verfügung steht eine moderne Wohnung mit Garten im Neubauprojekt in der Weissenkircherstraße 11. Durch die Top Ausstattung mit einer modernen Einbauküche inkl. E-Geräten und einer Fußbodenheizung wird ein angenehmer Wohnkomfort garantiert. Die Raumaufteilung ist wie folgt: Vorraum, Badezimmer, WC, Abstellraum, Küche mit einem Wohn-Essbereich sowie ein Schlafzimmer. Das Highlight dieser Wohneinheit ist der ca. 42 m² große Garten sowie einer Terrasse.

Die großzügige 2-Zimmer-Wohnung im Erdgeschoss besticht durch eine Gesamtfläche von 54,77m² und ist ideal für Singles, Paare oder kleine Familien geeignet. Ein weiteres Highlight ist der liebevoll gestaltete Garten, der Ihnen eine grüne Oase mitten in der Stadt bietet. Hier können Sie die warmen Sonnenstrahlen genießen, gemütliche Grillabende verbringen oder einfach ein Buch lesen und entspannen. Die angrenzende Terrasse lädt ebenfalls zum Verweilen ein und bietet Ihnen einen schönen Ausblick auf die umliegende Umgebung.

Die Wohnung selbst ist in einem neuwertigen Zustand und besticht durch eine hochwertige Ausstattung. Der Wohnbereich ist mit eleganten Fliesen ausgestattet, während in den Schlafzimmern ein edler Parkettboden verlegt wurde. Für gemütliche Wärme sorgt die Fußbodenheizung, die in allen Räumen individuell regulierbar ist.

Die offene Wohnküche ist ein Traum für alle Hobbyköche und bietet ausreichend Platz für eine Essecke. Die moderne Einbauküche ist bereits im Mietpreis inkludiert und lässt keine Wünsche offen.

Überzeugen Sie sich selbst von dieser traumhaften Wohnung und vereinbaren Sie noch heute einen Besichtigungstermin. Wir freuen uns darauf, Ihnen Ihr neues Zuhause vorzustellen und Ihnen die Möglichkeit zu geben, inmitten der schönen Stadt Graz zu leben. Lassen Sie sich diese Chance nicht entgehen und werden Sie Teil der Eggenberger Gemeinschaft!

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. 54,77 m ²	Nutzungsart:	Wohnen
Gartenfläche:	ca. 41,69 m ²	Beziehbar:	15.05.2024
Terrassenfläche:	ca. 15,18 m ²	Mietdauer:	5 Jahre
		Mobiliar:	Küche, Bad
Etage:	EG / Erdgeschoss	Heizung:	Fußbodenheizung
Zimmer:	2		
Bäder:	1	Lagebewertung:	sehr gut
WCs:	1	Bauart:	Neubau
Abstellräume:	1	Zustand:	neuwertig
Gärten:	1	Baujahr:	2022
Terrassen:	1		

Ausstattung

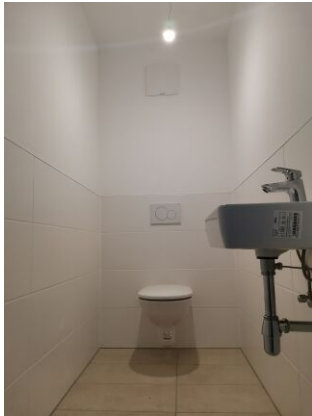
Boden:	Fliesen, Parkett	Bad:	Bad mit WC
Fahrradstuhl:	Personenaufzug	Küche:	Einbauküche, Wohnküche / offene Küche
Befeuerung:	Fernwärme	Extras:	Fahrradraum, Abstellraum
WCs:	Toilette		

Preisinformationen

Gesamtmieta:	852,50 €	exkl. Strom & Heizung	
Miete pro m ² (exkl. USt.):	11,82 €		
Miete:	647,38 €	Kautiön:	2.873,00 €
Betriebskosten:	127,62 €	Provisiön:	Gemäß Erstauftraggeberprinzip bezahlt der Abgeber die Provisiön.
Umsatzsteuer:	77,50 €		
Monatliche Gesamtbelastung:	852,50 €		

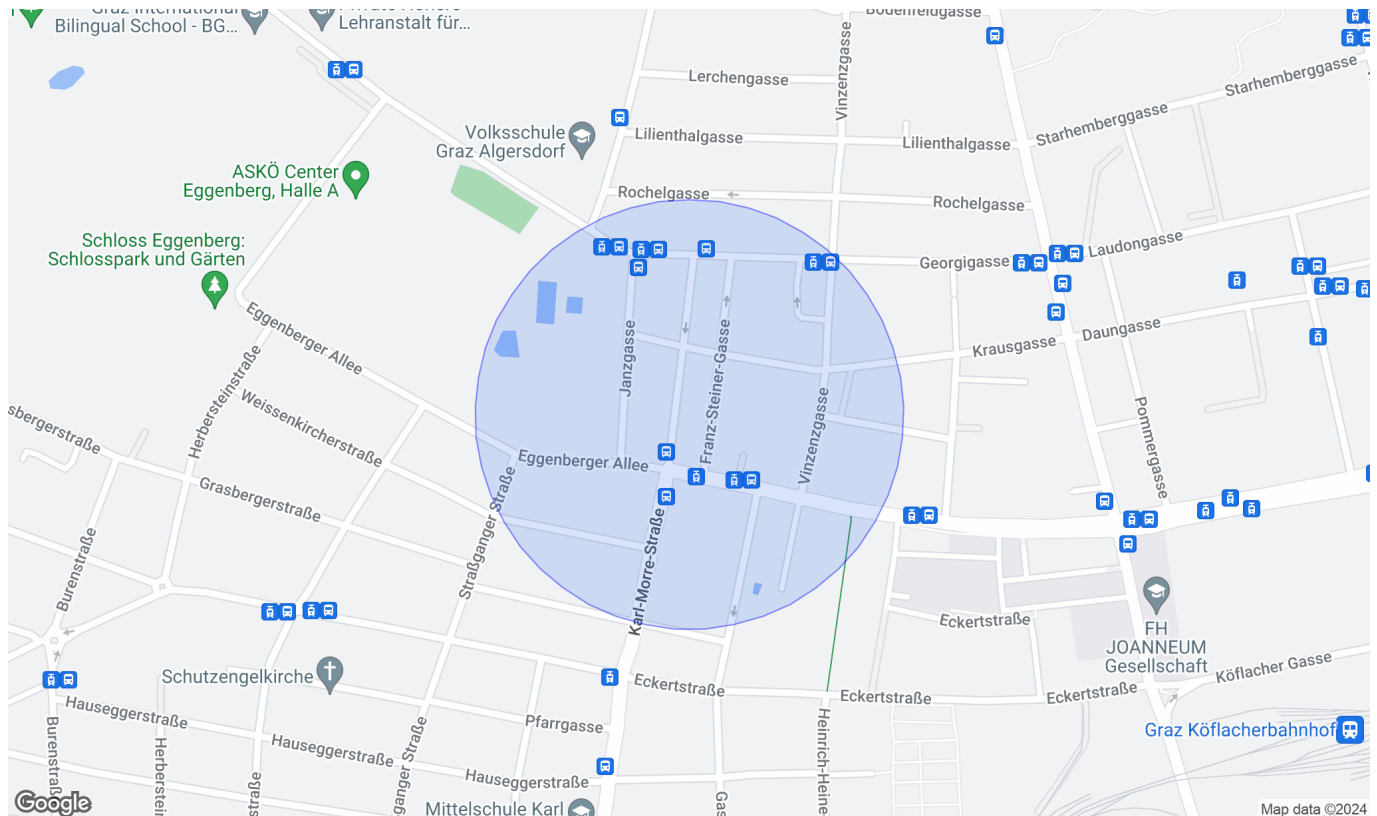
Weitere Fotos





Lage

8020 Graz



Infrastruktur/Entfernungen (POIs)

Gesundheit

Arzt	500 m
Apotheke	500 m
Klinik	1.500 m
Krankenhaus	1.000 m

Nahversorgung

Supermarkt	500 m
Bäckerei	500 m
Einkaufszentrum	1.500 m

Verkehr

Bus	500 m
Straßenbahn	500 m
Autobahnanschluss	4.500 m
Bahnhof	1.500 m
Flughafen	10.000 m

Kinder & Schulen

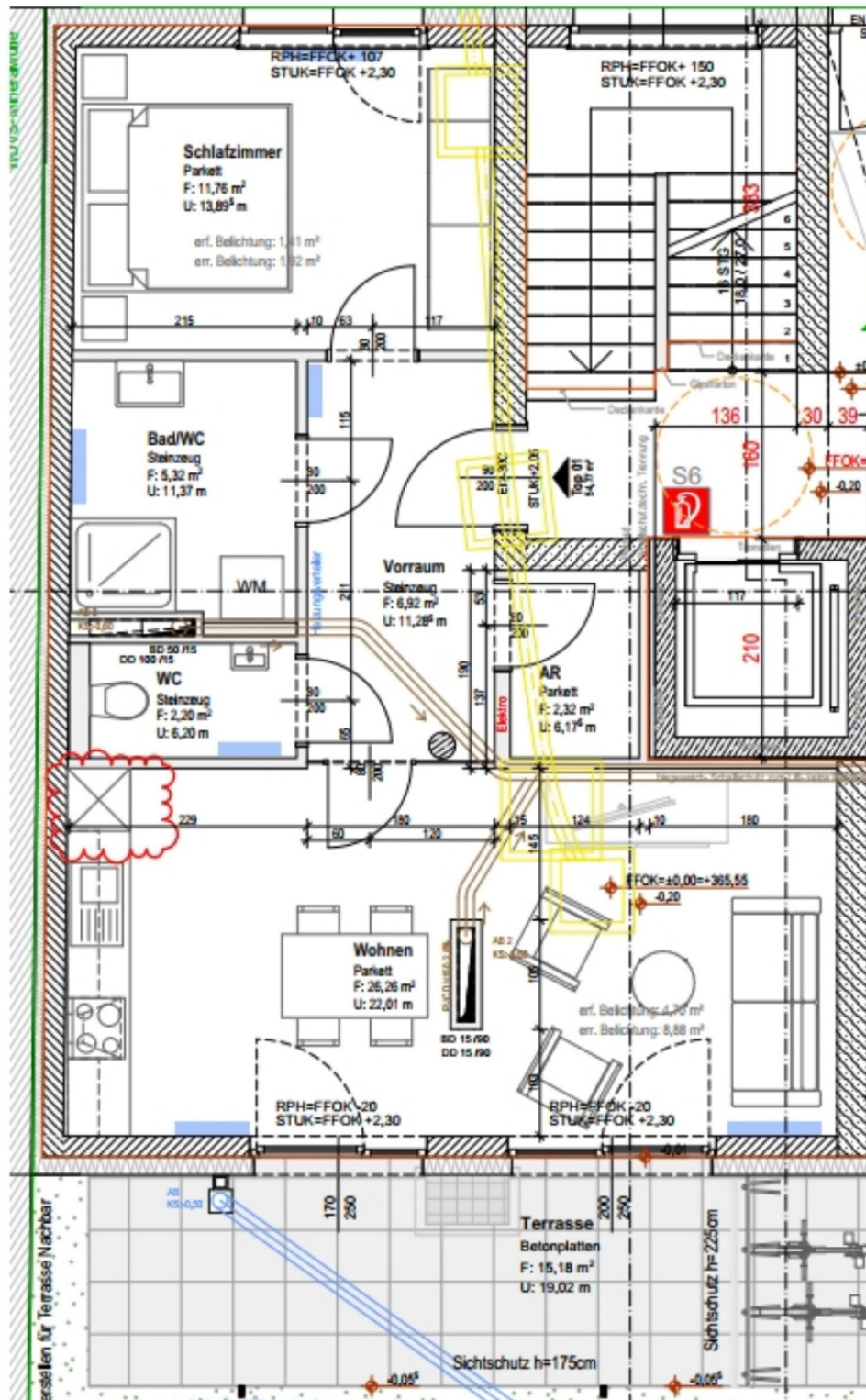
Schule	500 m
Kindergarten	500 m
Universität	1.000 m
Höhere Schule	1.000 m

Sonstige

Geldautomat	500 m
Bank	500 m
Post	1.000 m
Polizei	1.500 m

Angaben Entfernung Luftlinie / Quelle: OpenStreetMap

Plan



Information sheet

Brokering of residential property rental contracts

ÖVI-Form Nr. 14M / 07 / 2023

I.	The Broker as Exclusive Representative of the Landlord	2
II.	Rights to withdraw	3

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).