



Graben 7 / 8
1010 Vienna · Austria
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2320 Schwechat | Apartment | Property no.: 26759



Your contact person

Franz Eggenweber

Relocation & Immobilien Manager

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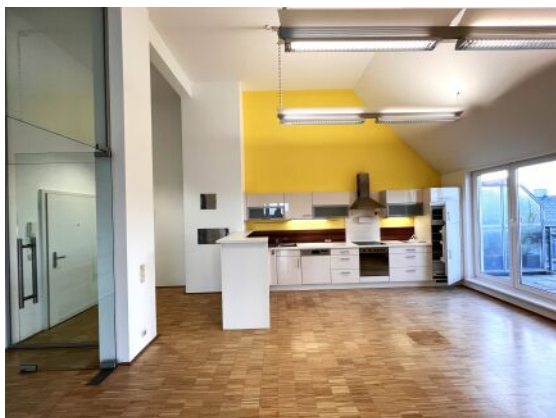
eggenweber@expat-consulting.com

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Description

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



Key data

Living area:	approx. 101.71 sqm	Type of use:	Residential
Terrace area:	approx. 30 sqm	For occupation:	ab sofort
Floor:	attic 1 / Dachgeschoß	Renting time:	4 years
Rooms:	2.5	Furnishing:	kitchen, bathroom
Bathrooms:	1	Heating:	district heating
Restrooms:	1	Location assessment:	very good
Terraces:	2	Noise level:	slightly noisy
		Architecture:	new building
		Condition:	good
		Construction year:	2000
		Orientation:	Northwest
Energy Performance Certificate			
Valid until:			
Annual thermal energy index:			
29.11.2022			
B 38 kWh/m²year			

Amenities

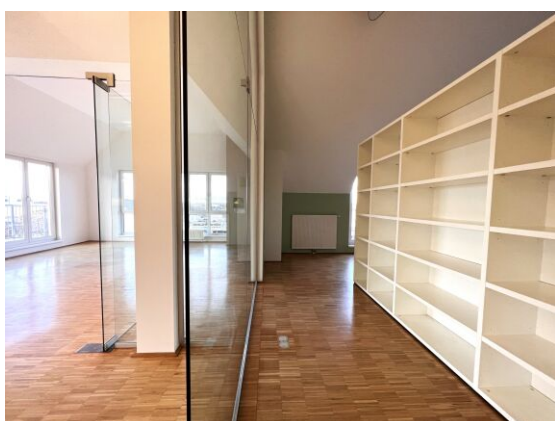
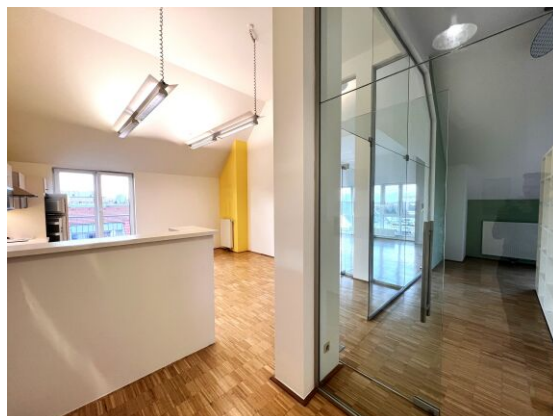
Flooring:	tiles, parquet	Electric:	floor boxes
Elevator:	passenger elevator	Television:	cable/satellite TV
Balcony:	balcony/terrace facing northeast, balcony/terrace facing northwest	Restrooms:	toilets
Windows:	external sun protection, Openable window	Bathroom:	shower, bidet
Lighting:	ceiling Light	Kitchen:	fitted kitchen, open kitchen

Price information

Total Rent:	€1,418.97	Deposit:	€4,200.00
Rent per m² (excl. VAT):	€10.00	Commission:	In accordance with the so-called "Principle of First Instruction", the landlord pays the commission.
Operating Costs per m² (excl. VAT):	€2.68		
Rent:	€1,017.10		
Operating costs:	€272.87		
VAT:	€129.00		
Total monthly costs:	€1,418.97		



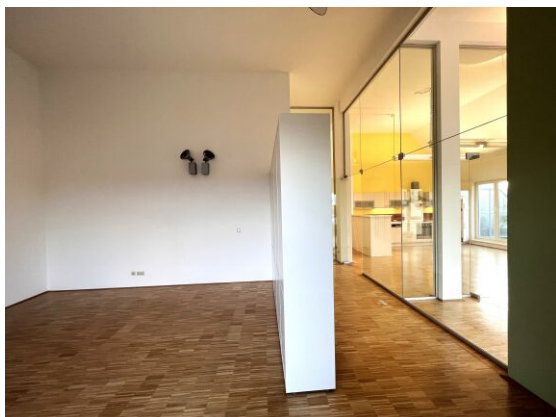
More photos





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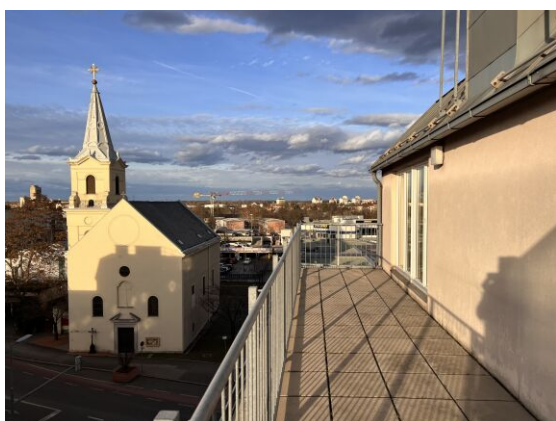
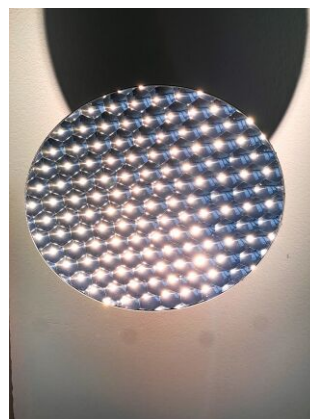
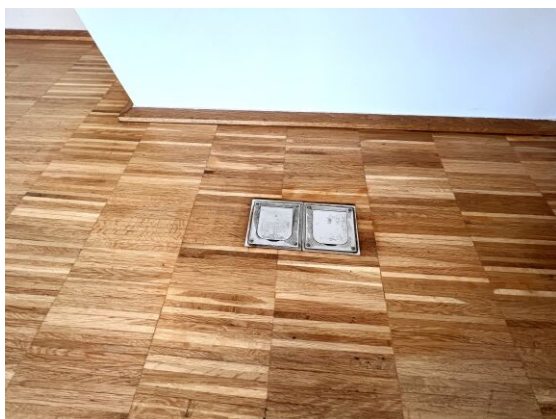
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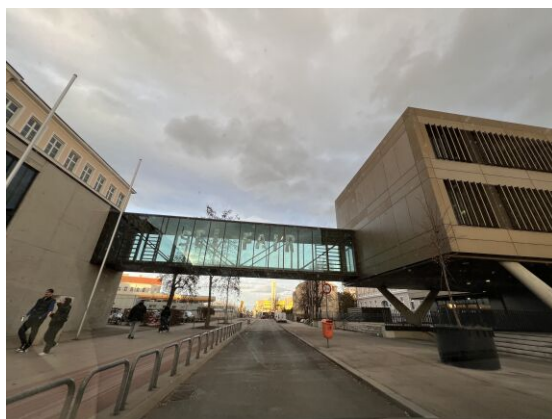
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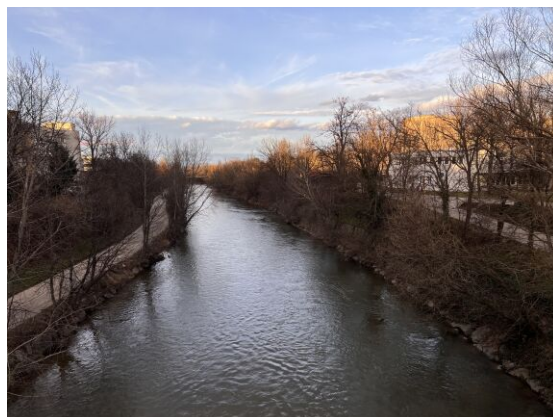
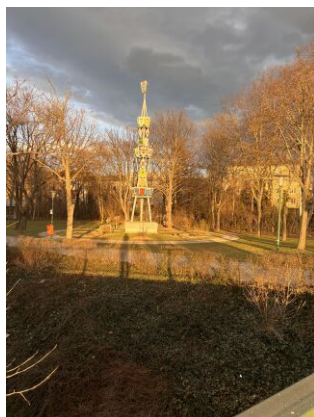
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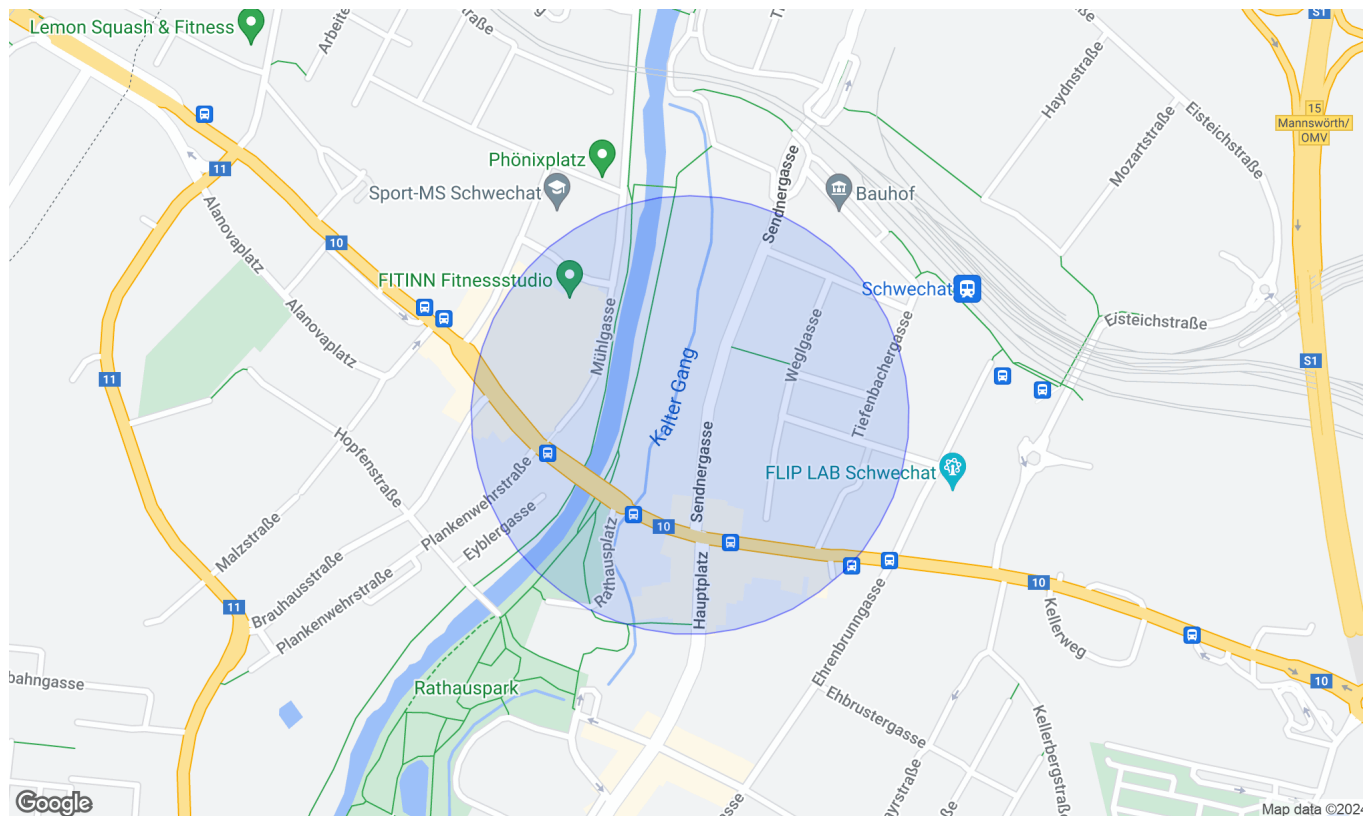
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Location

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Infrastructure/distances (POIs)

Health

Physician	500 m
Pharmacy	500 m
Clinic	500 m
Medical building	7,000 m

Local supply

Supermarket	500 m
Bakery	500 m
Shopping centre	500 m

Transport

Bus	500 m
Subway	5,000 m
Tram	1,500 m
Train station	1,000 m
Motorway junction	1,500 m
Airport	8,000 m

Children & schools

School	500 m
Kindergarten	500 m
University	7,500 m
Secondary school	7,500 m

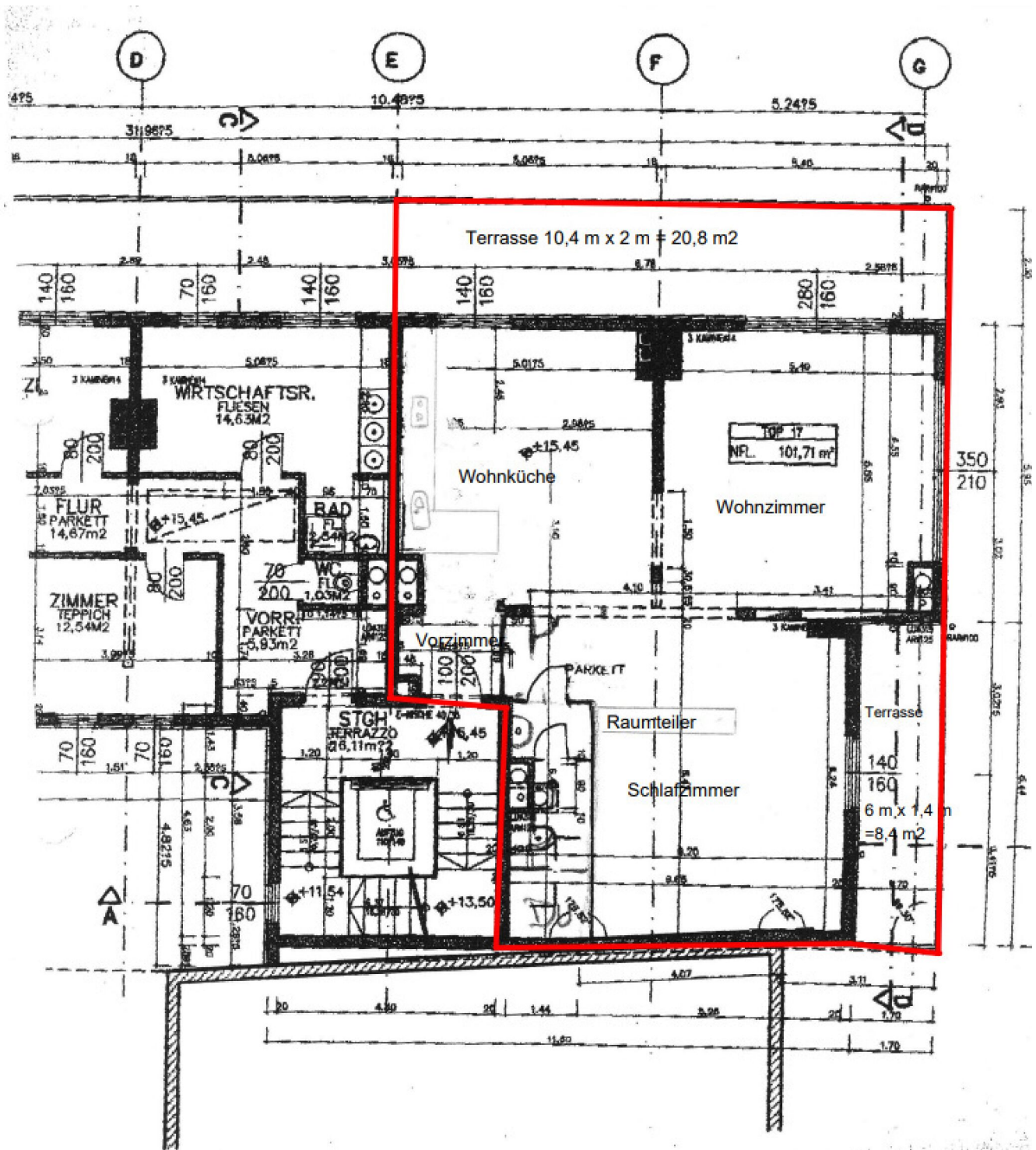
Others

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

Stated distance as the crow flies / source: OpenStreetMap



Plan





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The above details are based on information and documents by the owner. For the sake of clarity, we would like to retain, by renting or purchasing of one by us nameable properties, the following commissions accrue: renting: 2 gross monthly rent plus 20% VAT. or when purchasing: 3% plus 20% VAT commission fee. (according to fee ordinance for realtors, BGBl. 262 and 297/1996) We indicate that we might have a close economic relationship to the owner. Terms and conditions apply. Errors excepted.