



Graben 7 / 8
1010 Vienna · Austria
www.expat-consulting.com

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office@expat-consulting.com

1220 Wien | Apartment | Property no.: 27128



Your contact person

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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. 83 sqm	Type of use:	Residential
Usable area:	approx. 90 sqm	For occupation:	sofort
Basement area:	approx. 4 sqm	Renting time:	5 years
Loggia area:	approx. 7 sqm	Furnishing:	kitchen, bathroom
		Heating:	district heating

Rooms:	3
Bathrooms:	1
Restrooms:	1
Storage rooms:	1
Basement:	1
Loggias:	1

Location assessment:	very good
Noise level:	absolutely quiet
Architecture:	new building
Condition:	good
Construction year:	2002
Orientation:	West

Energy Performance Certificate	
Valid until:	31.07.2029
Annual thermal energy index:	B 30.8 kWh/m ² year
Energy efficiency rating:	B 1

Amenities

Flooring:	tiles, laminate	Windows:	Openable window, double glazing windows, Plastic windows
Elevator:	passenger elevator	Restrooms:	toilets
Energy source:	district heating	Bathroom:	shower
Balcony:	balcony/terrace facing west		

Price information

Total Rent:	€1,600.00	Deposit:	€4,800.00
Rent:	€1,191.73	Commission:	In accordance with the so-called "Principle of First Instruction", the landlord pays the commission.
Operating costs:	€262.82		
VAT:	€145.45		
<hr/>			
Total monthly costs:	€1,600.00		

More photos





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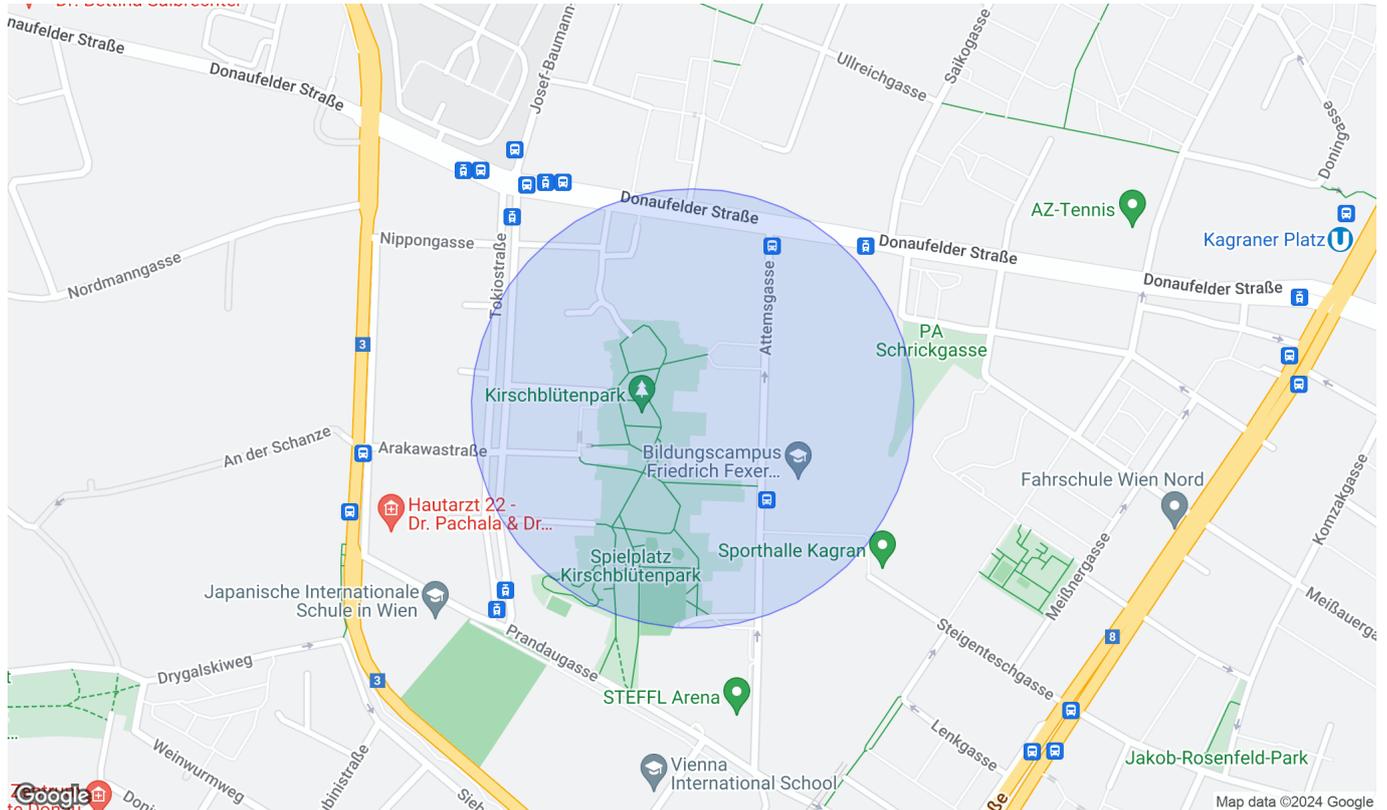


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Location

1220 Wien



Infrastructure/distances (POIs)

Health

Physician	500 m
Pharmacy	500 m
Clinic	3,000 m
Medical building	3,000 m

Local supply

Supermarket	500 m
Bakery	500 m
Shopping centre	1,000 m

Transport

Bus	500 m
Subway	500 m
Tram	500 m
Train station	500 m
Motorway junction	2,500 m

Children & schools

School	500 m
Kindergarten	500 m
University	1,000 m
Secondary school	1,000 m

Others

ATM	500 m
Bank	500 m
Post office	1,000 m
Police	500 m

Stated distance as the crow flies / source: OpenStreetMap



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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.