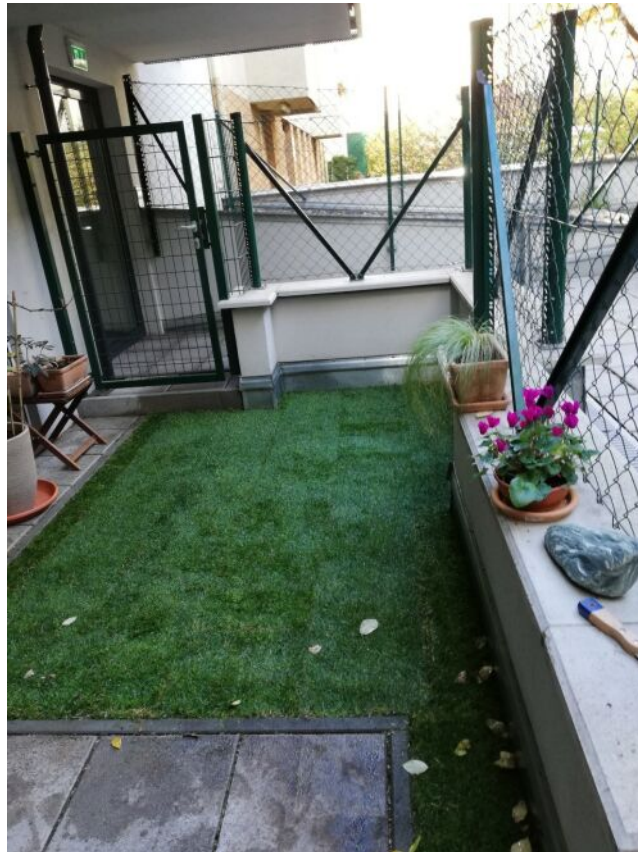




Graben 7/8
1010 Vienna · Austria
www.expat-consulting.com

tel +43 1 328 8818-0
fax +43 1 328 8818-60
office@expat-consulting.com

1030 Wien | Apartment | Property no.: 27180



Your contact person

Franz Eggenweber

Relocation & Immobilien Manager

+43 1 328 8818-0

+43 660 346 0418

eggenweber@expat-consulting.com

www.expat-consulting.com



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

tel +43 1 328 8818-0
fax +43 1 328 8818-60
office@expat-consulting.com



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. 75 sqm	Type of use:	Residential
Garden area:	approx. 18 sqm	For occupation:	Dezember
Terrace area:	approx. 18 sqm	Renting time:	5 years
		Termination waiver:	1 year
Floor:	ground floor	Heating:	district heating
Rooms:	3		
Bathrooms:	1	Location assessment:	very good
Restrooms:	1	Noise level:	absolutely quiet
Storage rooms:	1	Architecture:	new building
Gardens:	1	Condition:	as new
Terraces:	1	Construction year:	2013
		Orientation:	East

Energy Performance Certificate
Annual thermal energy index: **B** 25.89 kWh/m²year

Amenities

Construction type:	bricks & concrete	Television:	cable/satellite TV
Flooring:	tiles, parquet	Restrooms:	separate toilets
Elevator:	passenger elevator	Bathroom:	bathtub
Energy source:	district heating	Kitchen:	fitted kitchen
Energy type:	new building standard	Parking space type:	basement garage
Balcony:	balcony/terrace facing east	Extras:	underground station close by, bicycle storeroom, storage room, garden use, children playground (indoor / outdoor)
Windows:	rolling shutters		

Price information

Total Rent:	€1,699.00	Deposit:	€4,200.00
Rent:	€1,364.49	Commission:	In accordance with the so-called "Principle of First Instruction", the landlord pays the commission.
Operating costs:	€180.05		
VAT:	€154.46		
Total monthly costs:	€1,699.00		



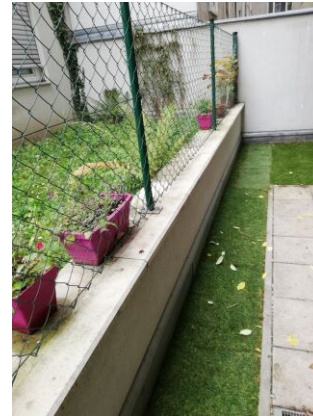
More photos





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

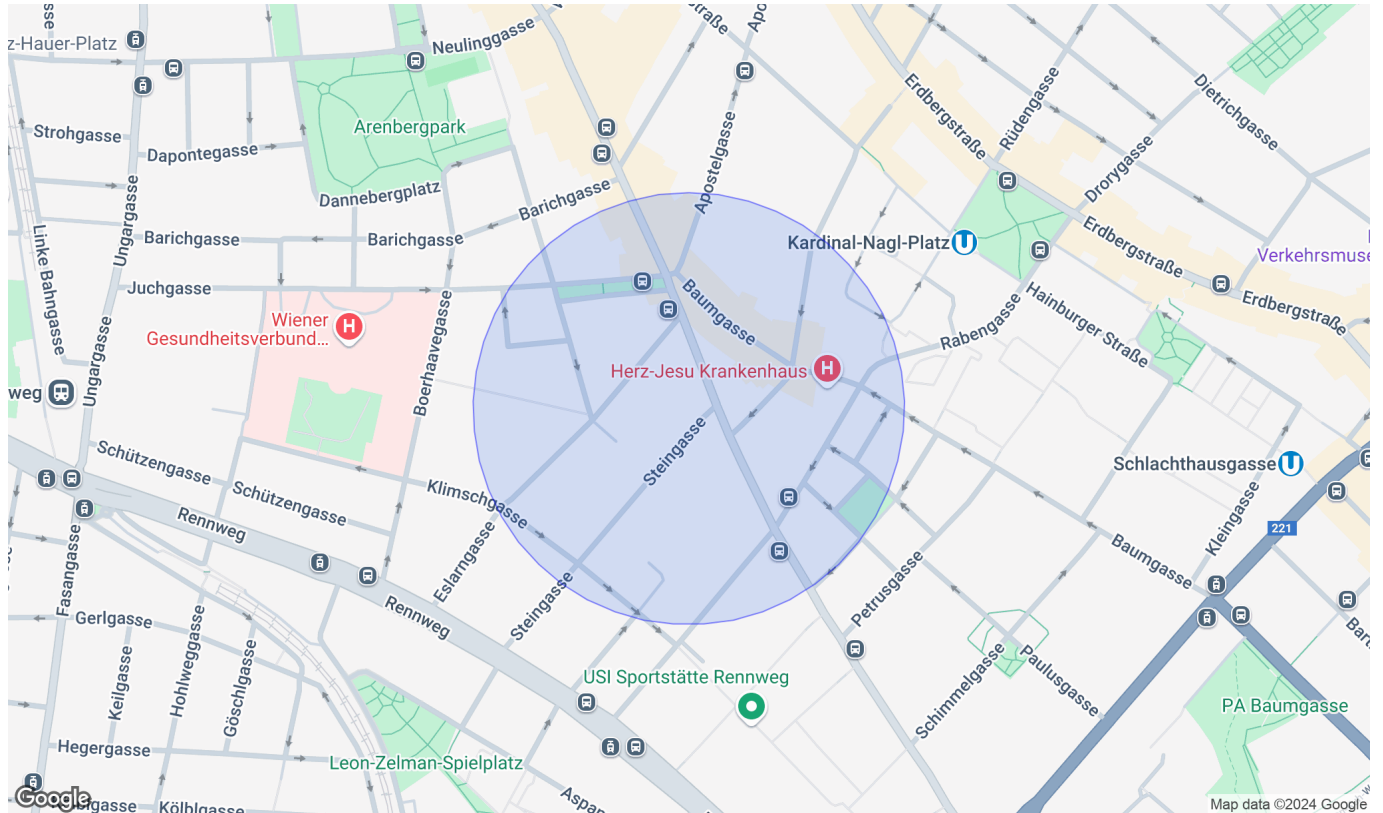
tel +43 1 328 8818-0
fax +43 1 328 8818-60
office@expat-consulting.com





Location

1030 Wien



Infrastructure/distances (POIs)

Health

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

Local supply

Supermarket	500 m
Bakery	500 m
Shopping centre	500 m

Transport

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

Children & schools

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

Others

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

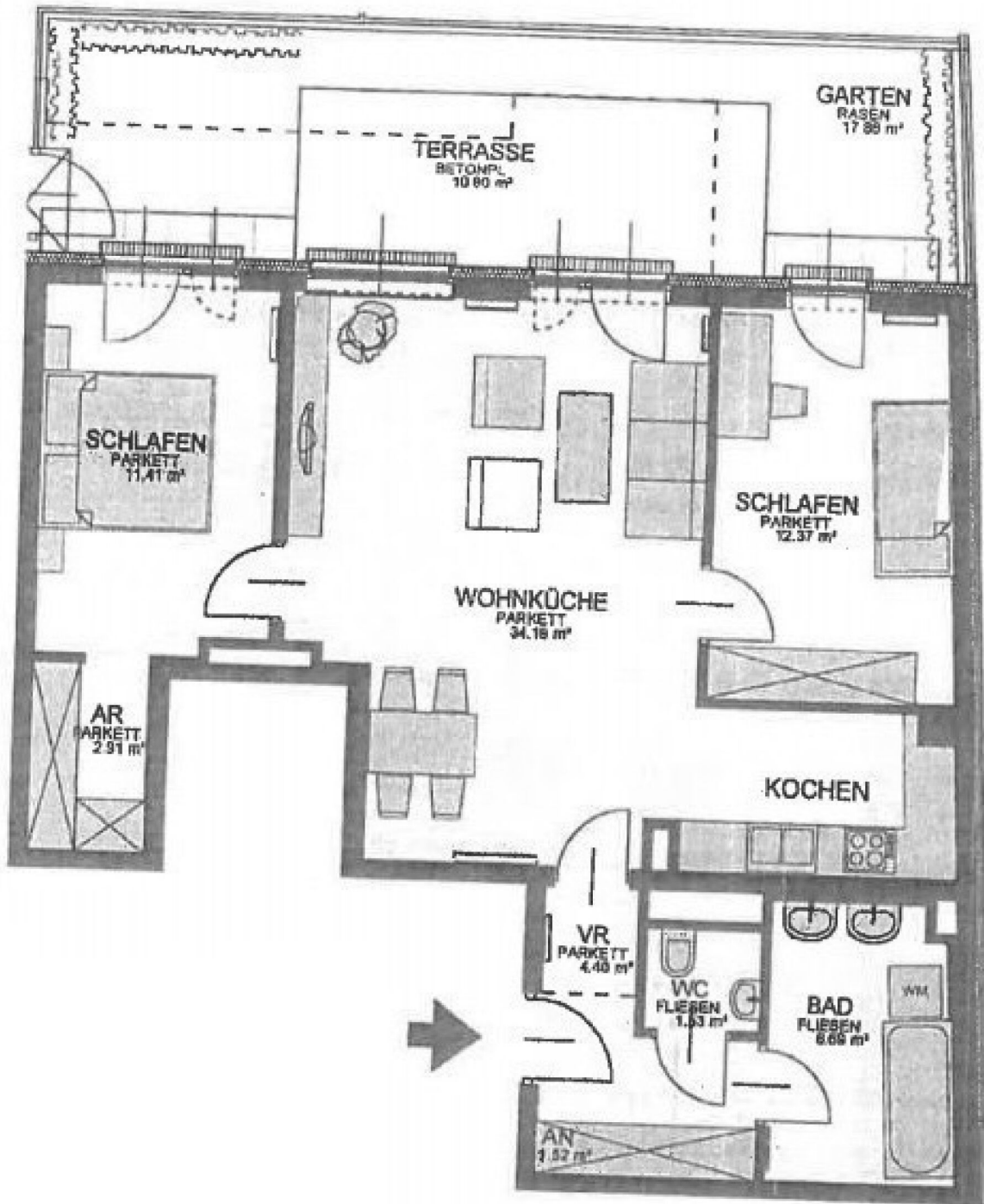
Stated distance as the crow flies / source: OpenStreetMap



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

tel +43 1 328 8818-0
fax +43 1 328 8818-60
office@expat-consulting.com

Plan



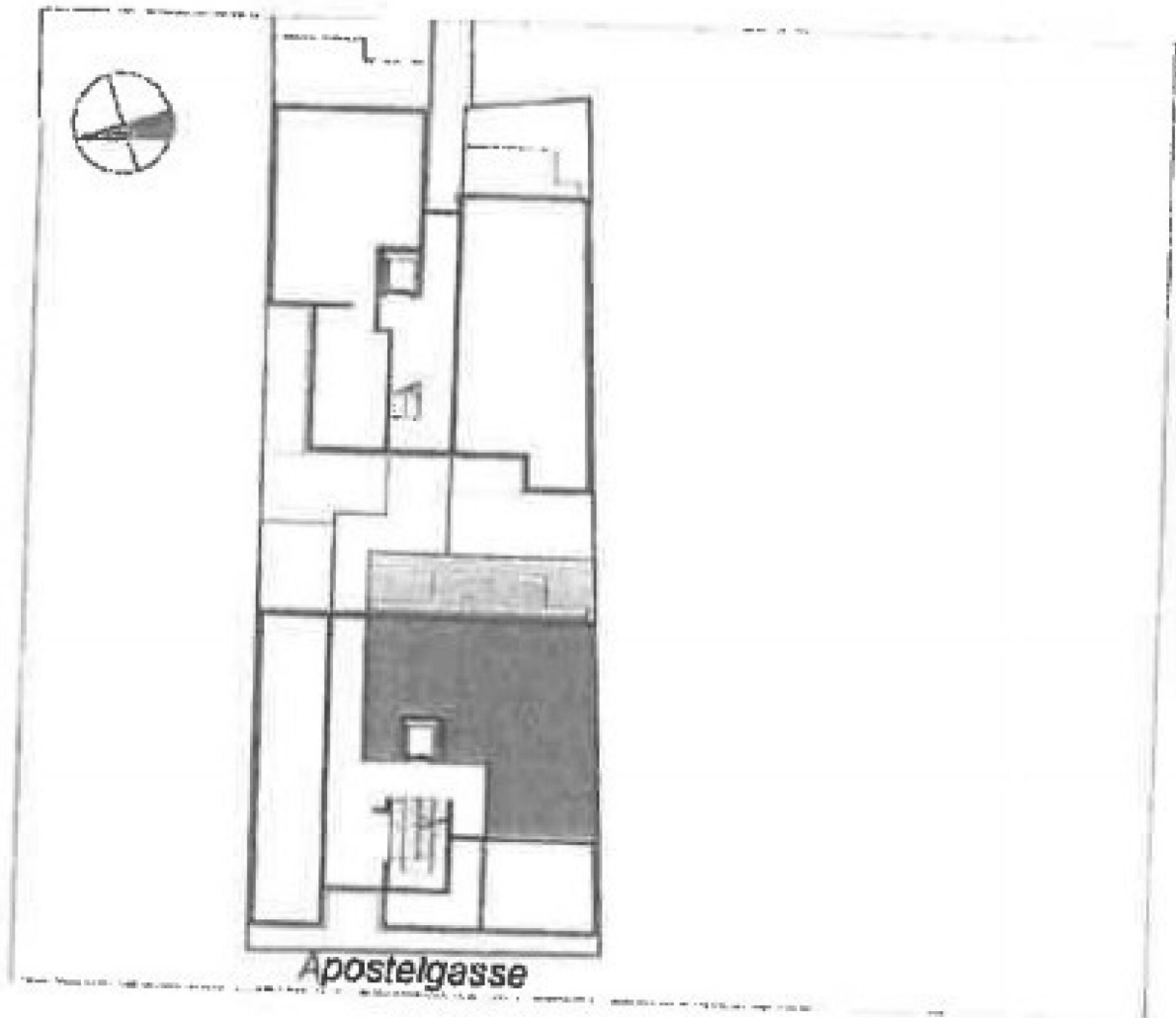


Plan

ERDGESCHOSS

WOHNNUTZFLÄCHE
TERRASSE
GARTEN

75,02 m²
10,80 m²
17,86 m²





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

tel +43 1 328 8818-0
fax +43 1 328 8818-60
office@expat-consulting.com

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.