



Graben 7/8
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1030 Wien | Apartment | Property no.: 27181



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. 62.5 sqm	Type of use:	Residential
Basement area:	approx. 3 sqm	For occupation:	nach Vereinbarung
Terrace area:	approx. 12.33 sqm	Renting time:	5 years
		Termination waiver:	1 year
Floor:	5 floor	Heating:	district heating
Rooms:	2		
Bathrooms:	1	Location assessment:	very good
Restrooms:	1	Noise level:	quiet location
Storage rooms:	1	Architecture:	new building
Basement:	1	Condition:	as new
Terraces:	1	Construction year:	2013
Garages:	1	Orientation:	Eastwest

Energy Performance Certificate
Annual thermal energy index: **B** 46.95 kWh/m²year
Energy efficiency rating: **A** 0.78

Amenities

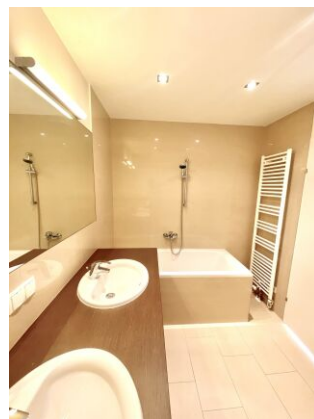
Elevator:	passenger elevator	Bathroom:	bathtub
Balcony:	balcony/terrace facing east	Kitchen:	fitted kitchen, open kitchen
Windows:	double glazing windows	Parking space type:	basement garage
Television:	cable/satellite TV	Extras:	underground station close by, bicycle storeroom, storage room, garden use, children playground (indoor / outdoor)
Restrooms:	separate toilets		

Price information

Total Rent:	€1,575.00	Deposit:	3 months gross rent
Rent:	€1,274.55	Commission:	In accordance with the so-called "Principle of First Instruction", the landlord pays the commission.
Operating costs:	€157.26		
VAT:	€143.19		
<hr/>			
Total monthly costs:	€1,575.00		



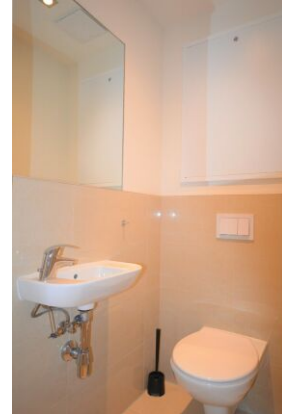
More photos





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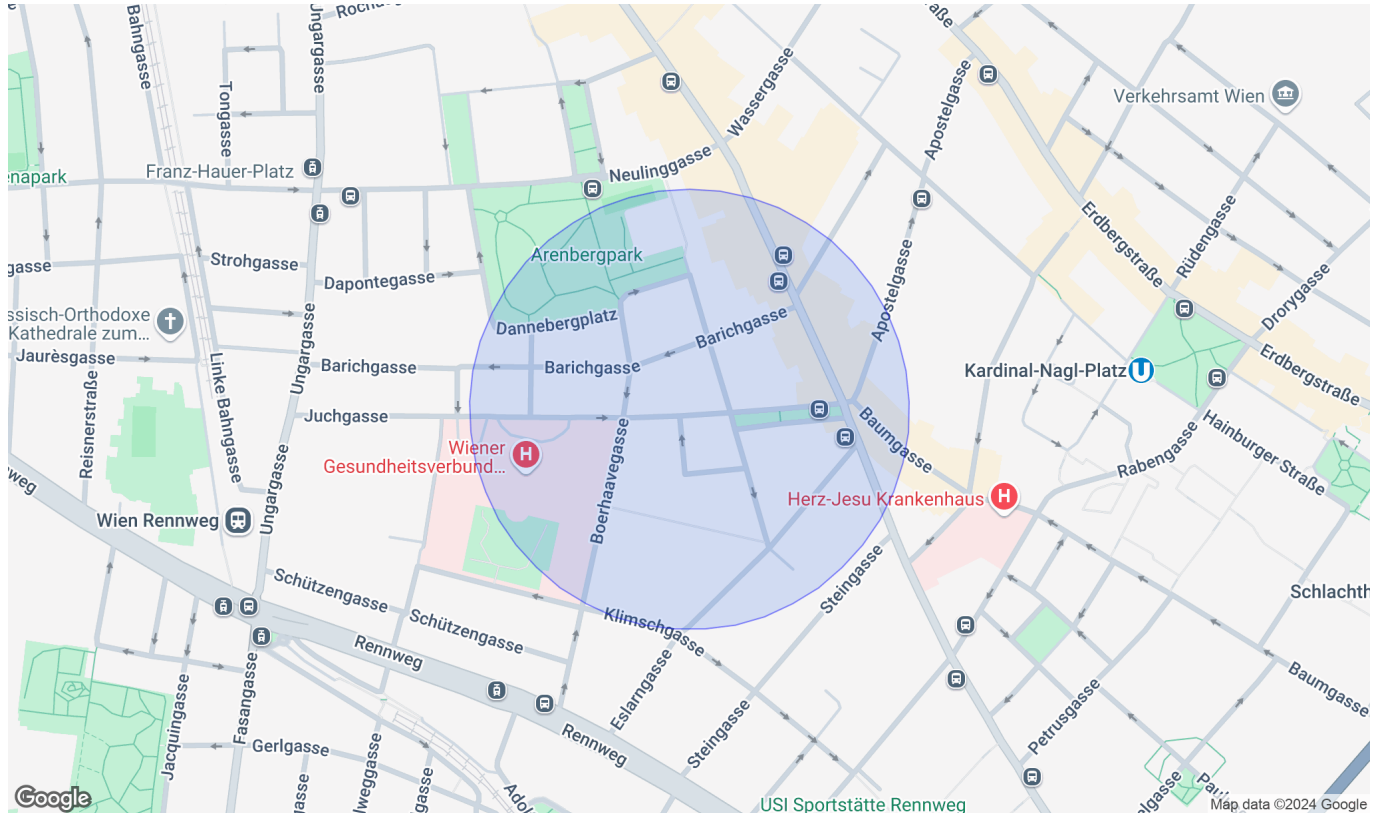


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Location

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

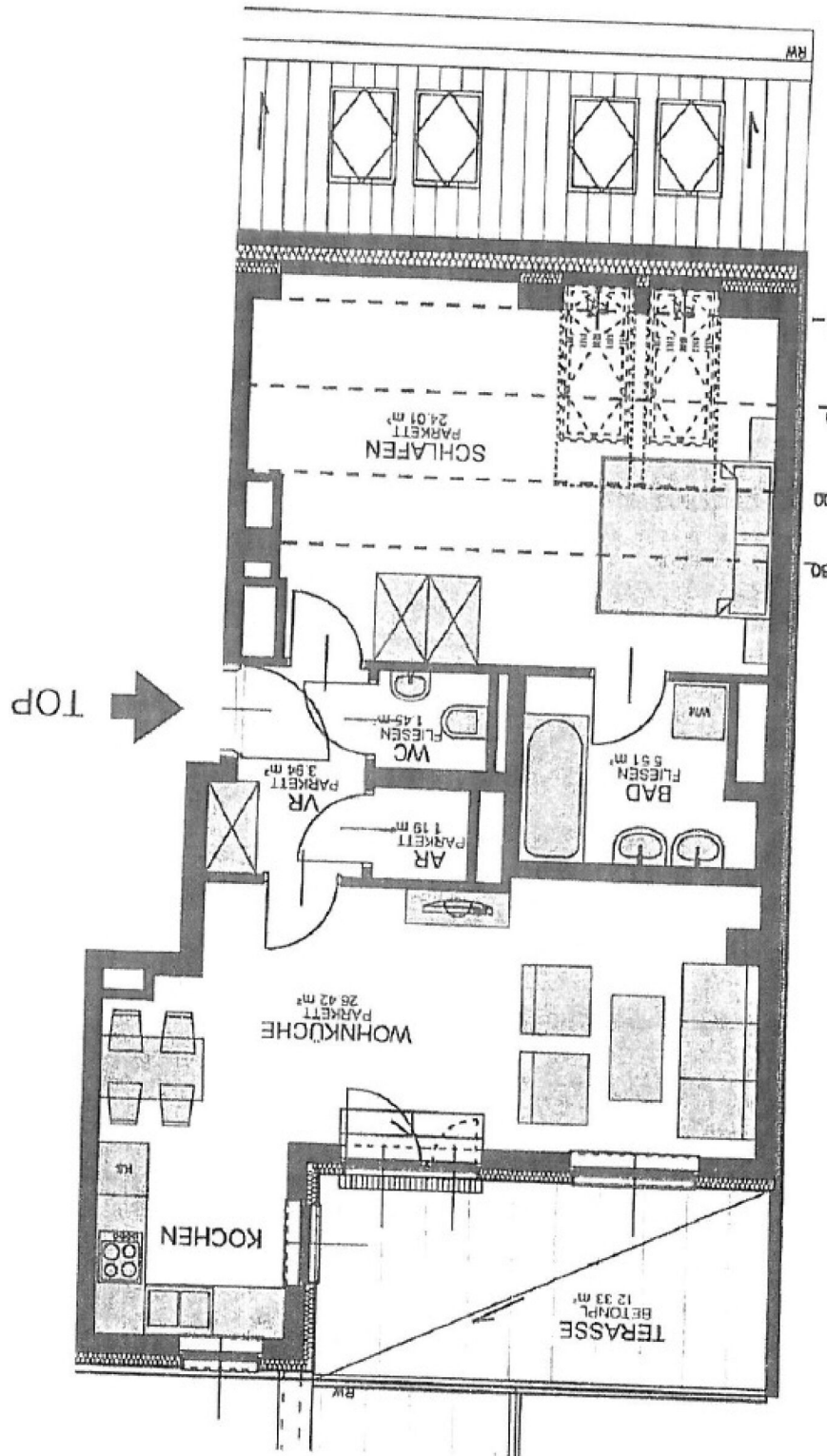
Others

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

Stated distance as the crow flies / source: OpenStreetMap



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.