

Garden duplex with 3 bedrooms, terrace, garage parking

1130 Wien, Österreich

Nähe: Schloss Schönbrunn, U4, Hietzinger Platz



Eckdaten Objektnummer 51

Wohnfläche: ca. 157 m²
Grundstücksfläche: ca. 310,64 m²
Gesamtfläche: ca. 360,64 m²
Kellerfläche: ca. 50 m²

Mobiliar: Küche, Bad
Mietdauer: 5 Jahre
Beziehbar: sofort
Eigentumsform: Wohnungseigentum
Bauart: Neubau
Letzte Sanierung: 2026
Heizung: central heating
Stockwerk: Gartengeschoß und 1. Obergeschoß
Zustand: modernisiert
Zimmer: 4
Garten: ca. 160 m²
Garage: 1
Bäder: 2
WCs: 3

| | |
|---|------------|
| Gesamtmiete*: | 2.726,57 € |
| Miete pro m² (exkl. USt.): | 14,61 € |
| Betriebskosten pro m² (exkl. USt.): | 2,49 € |

| | |
|------------------------------------|-------------------|
| Miete: | 2.200,00 € |
| Betriebskosten: | 390,16 € |
| Parkplatz: | 80,00 € |
| Garage: | 14,49 € |
| Umsatzsteuer: | 41,92 € |
| monatliche Gesamtbelastung: | 2.726,57 € |

Kaution: 3 Bruttomonatsmieten

* Miete + Nebenkosten (inkl. USt.)

Provision: Gemäß Erstauftraggeberprinzip bezahlt der Abgeber die Provision.

Ihr Ansprechpartner:



Stanislaus Rohr
Mobil: +43 699 18853663
E-Mail: stanislaus@rohr-real-estate.com



Detailbeschreibung

Garden duplex with private garden – spacious living on approx. 150 m² plus 50 m² of versatile additional space

It's not very often that you find a generously proportioned garden apartments in such a sought-after location within the 13th district, much less a duplex where all living spaces overlook your own private, south-facing 160 m² garden, exclusively for your use.

The apartment has just been renovated, and a custom-made kitchen and numerous built-in wardrobes underscore the cozy yet sophisticated character of the home. The conservatory, with direct access to the terrace and garden, is particularly charming, harmoniously extending the living area outdoors.

A significant advantage of this apartment is the fully usable basement with almost 50 m² of additional space. Thanks to skylights and insulation, this offers ideal conditions for a hobby room, office, fitness area, or ample storage space, considerably expanding the apartment's living area. There is also a shower and connections for a washing machine and dryer.

All rooms in the apartment are centrally accessible and face the quiet, south-facing garden towards Kupelwiesergasse. Adjoining the private garden is a well-maintained communal garden with a small children's playground.

Layout

Ground floor (US 1st floor)

- Entrance hall
- Guest WC
- Spacious living room
- Fully equipped, custom-made kitchen
- Conservatory
- Exit to terrace and private garden

1st floor

- Entrance hall
- Storage room
- Walk-in closet
- 3 bedrooms
- 2 bathrooms
- Recessed terrace

Basement

- Hallway
- 2 storage rooms
- Room with window (ideal as a hobby room, office, or storage room)

Fittings & fixtures:

- Custom-made, fully equipped carpenter's kitchen



- Solid parquet flooring, freshly sanded and oiled
- Central heating
- 2 bathrooms
- 3 WCs
- Numerous built-in closets
- Terrace and approx. 160 m² private garden
- Stacked parking space

Infrastructure:

In this central location in the 13th district, you will find all shops for daily needs within easy walking distance. Just one tram stop away are Hietzinger Platz with the famous Rumpl butcher shop, the Hietzing shopping center, and much more. The tram stops right outside, and the U4 subway line is either within walking distance or just a few tram stops away.

Your leisure options are virtually limitless. You're immediately at Schönbrunn Zoo and surrounded by green spaces (Lainzer Tiergarten, Roter Berg, Hügelpark).

The many excellent restaurants are also worth mentioning: Plachutta, Mario's, Valdemar Tagesbar, Schaumwein, Café Dommayer, "Das Alt," and many more.

The duplex with private garden is ideal for families who value space, tranquility, and outdoor areas in a prime residential location in the 13th district.

The current advance payment for heating and hot water is €98.40, including operating costs. This amount is expected to increase slightly, as it is based on last year's figures and the apartment was unoccupied for three months during the renovation.

It is our goal to provide you with all the information that might be relevant and useful to you. However, everyone has different priorities. Should you require more detailed information on a specific topic, we would be happy to send it to you or research it for you.

We would be delighted to show you this exceptional property in person.

Your team at Elisabeth Rohr Real Estate

Der Immobilienmakler erklärt, dass er – entgegen dem in der Immobilienwirtschaft üblichen Geschäftsgebrauch des Doppelmaklers – einseitig nur für den Vermieter tätig ist.

Ausstattung

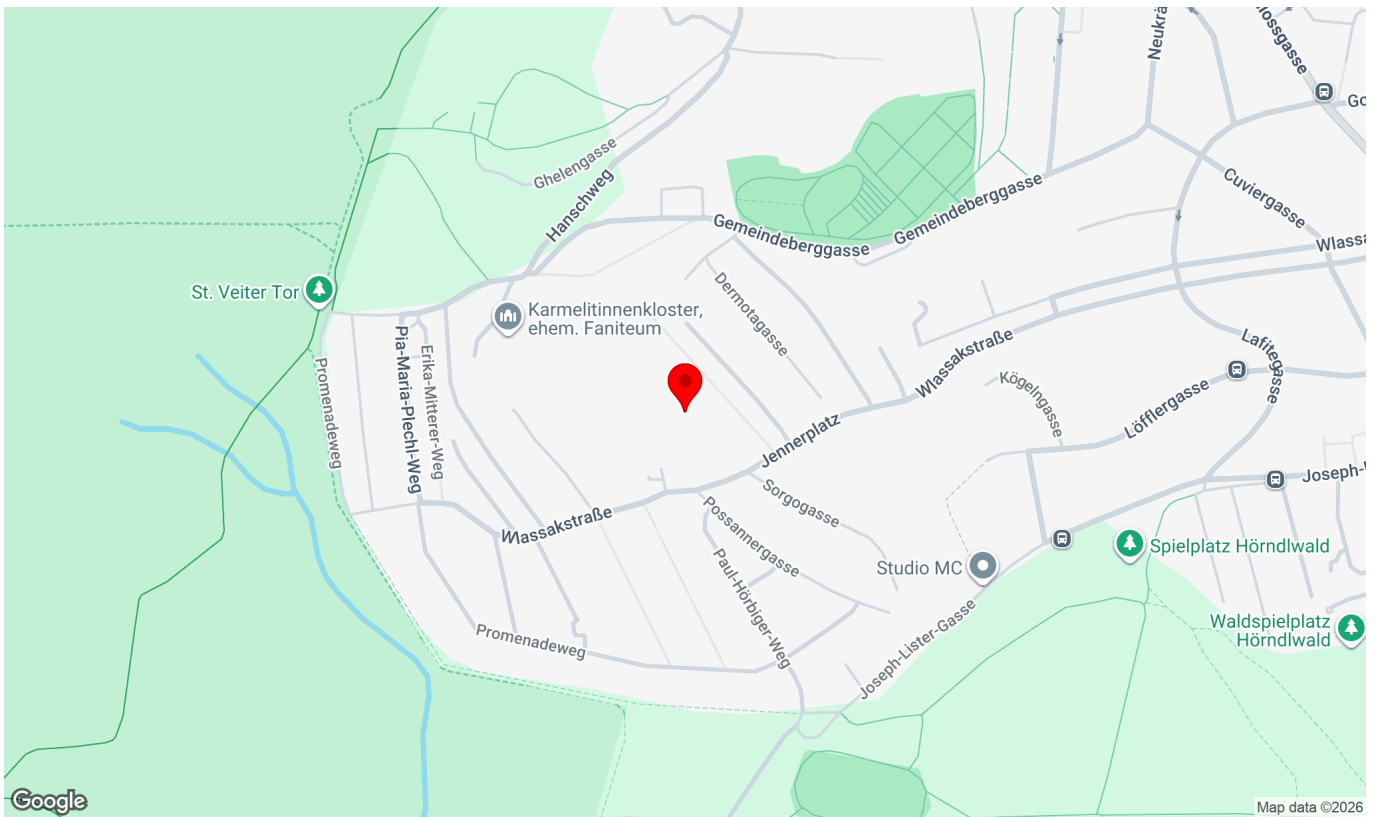
tiles, parquet, gas, central heating, open kitchen, balcony/terrace facing south, bathtub, shower, cable/satellite TV, laundry room, bicycle storeroom, storage room, garden use, internal sun protection, Openable window, separate toilets, guest toilet, double glazing windows, Plastic windows, Terrace use



Location

Hietzinger Hauptstraße, U4, Kupelwiesergasse, Hietzing, Schönbrunn, Hietzinger Platz

1130 Wien



Infrastructure/distances (POIs)

Health

| | |
|------------------|---------|
| Physician | 500 m |
| Pharmacy | 500 m |
| Clinic | 1.500 m |
| Medical building | 1.500 m |

Local supply

| | |
|-----------------|---------|
| Supermarket | 500 m |
| Bakery | 500 m |
| Shopping centre | 3.000 m |

Transport

| | |
|-------------------|---------|
| Bus | 500 m |
| Subway | 500 m |
| Tram | 500 m |
| Train station | 500 m |
| Motorway junction | 4.500 m |

Children & schools

| | |
|------------------|---------|
| School | 500 m |
| Kindergarten | 500 m |
| University | 1.500 m |
| Secondary school | 3.500 m |

Others

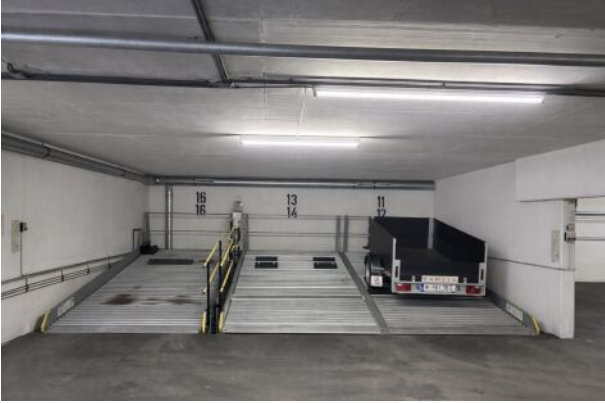
| | |
|-------------|---------|
| ATM | 500 m |
| Bank | 500 m |
| Post office | 500 m |
| Police | 1.000 m |

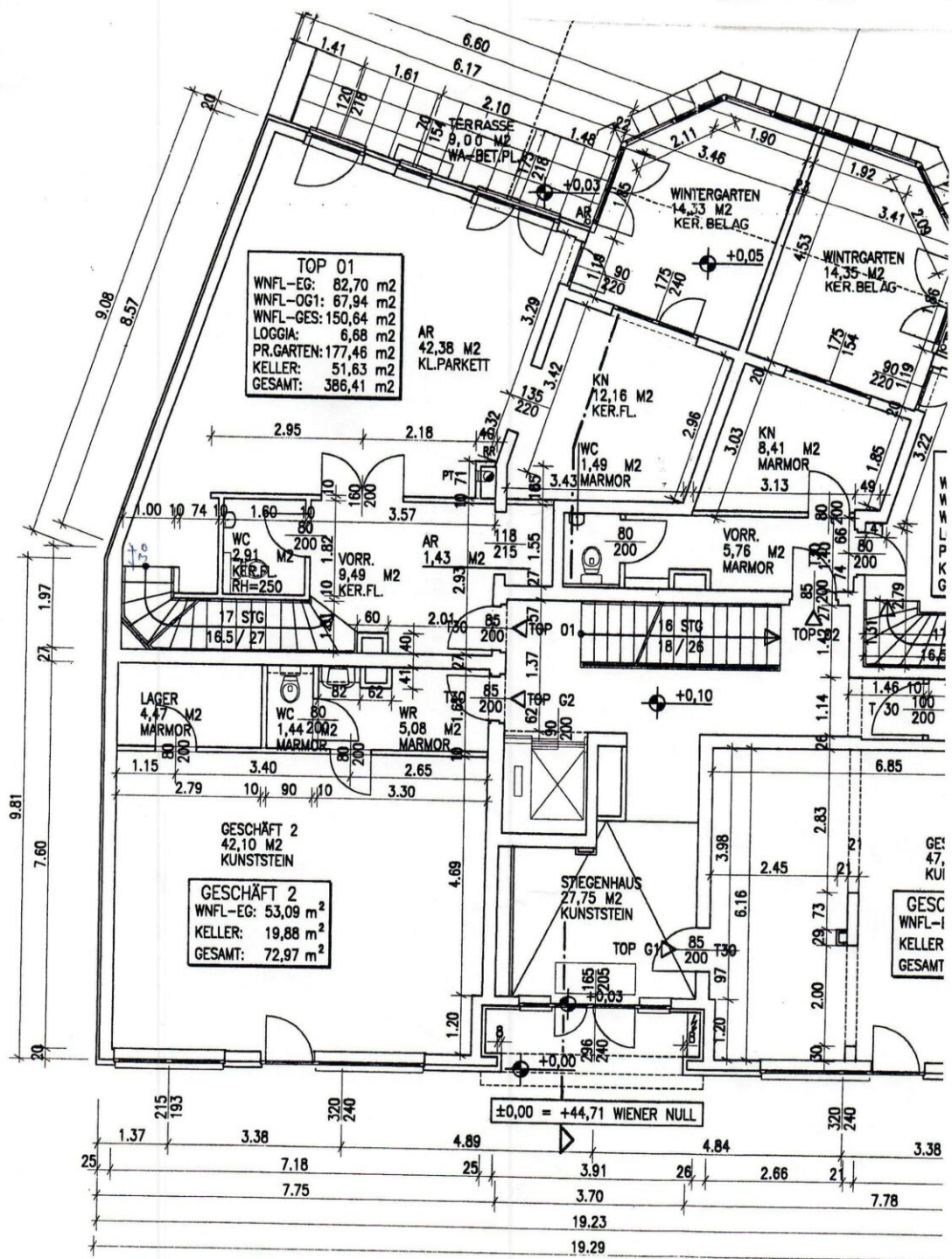
Stated distance as the crow flies / source: OpenStreetMap

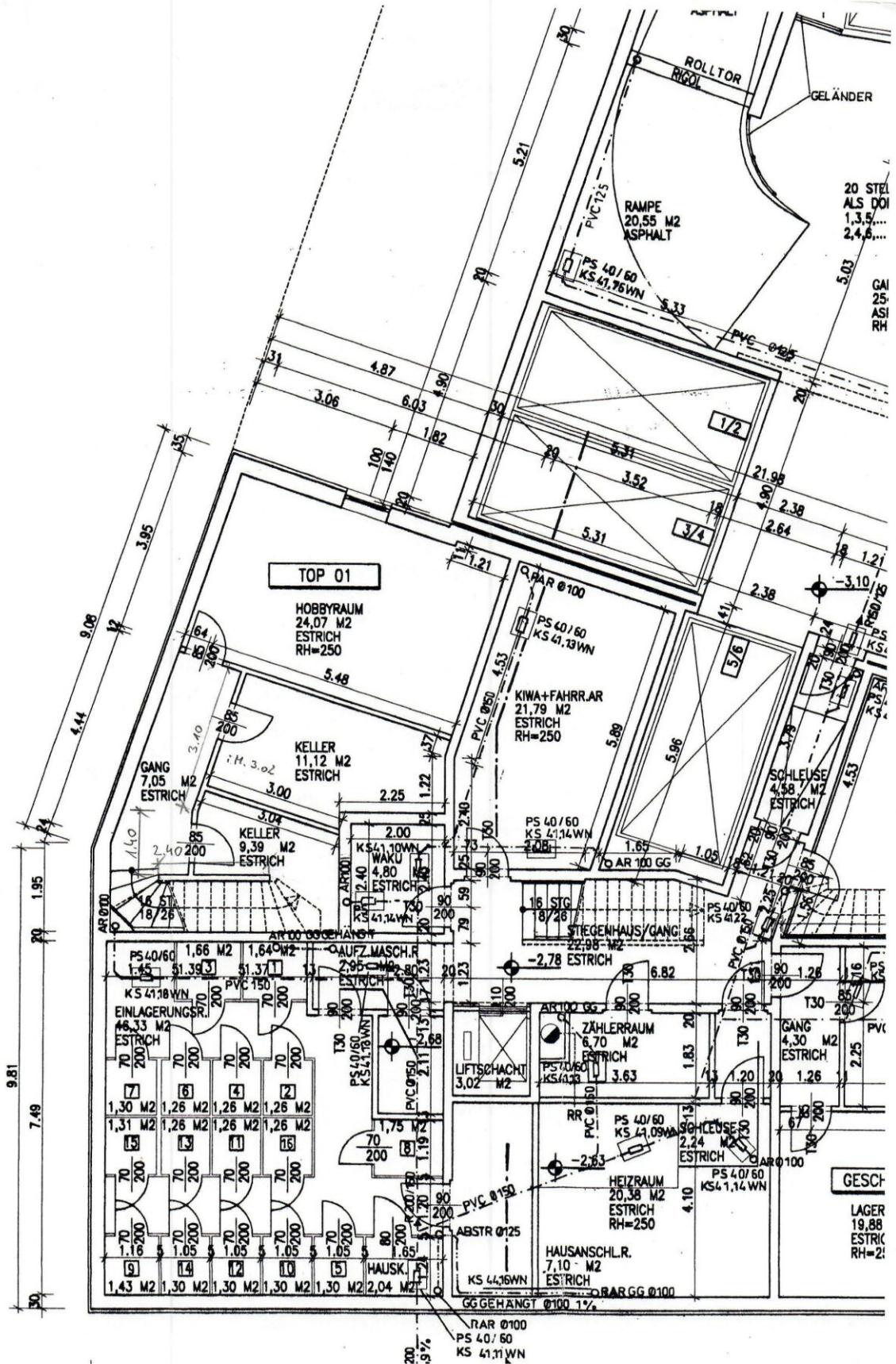












Information sheet

Brokering of residential property rental contracts

ÖVI-Form Nr. 14M / 07 / 2023

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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

Media holder: Österreichischer Verband der Immobilienwirtschaft
1070 Wien, Mariahilfer Straße 116 / 2. OG / 2 • E-Mail: office@ovi.at • www.ovi.at

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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).