

**British Elegance in Vienna – A Home Like No Other! 5
rooms • 2 terraces • sauna • fitness room • garage! MOVE
IN AND ENJOY!**



Außenansicht

Objektnummer: 5630/413

Eine Immobilie von Mimaz Immobilien

Zahlen, Daten, Fakten

Art:	Haus
Land:	Österreich
PLZ/Ort:	1190 Wien
Baujahr:	1990
Zustand:	Gepflegt
Möbliert:	Voll
Alter:	Neubau
Wohnfläche:	160,00 m ²
Nutzfläche:	278,00 m ²
Zimmer:	5
Bäder:	1
WC:	3
Terrassen:	1
Garten:	486,00 m ²
Heizwärmebedarf:	D 116,30 kWh / m ² * a
Gesamtenergieeffizienzfaktor:	C 1,50
Gesamtmiete	3.700,00 €
Kaltmiete (netto)	3.136,36 €
Kaltmiete	3.363,63 €
Betriebskosten:	227,27 €
USt.:	336,37 €
Provisionsangabe:	

Gemäß Erstauftraggeberprinzip bezahlt der Abgeber die Provision.

Ihr Ansprechpartner

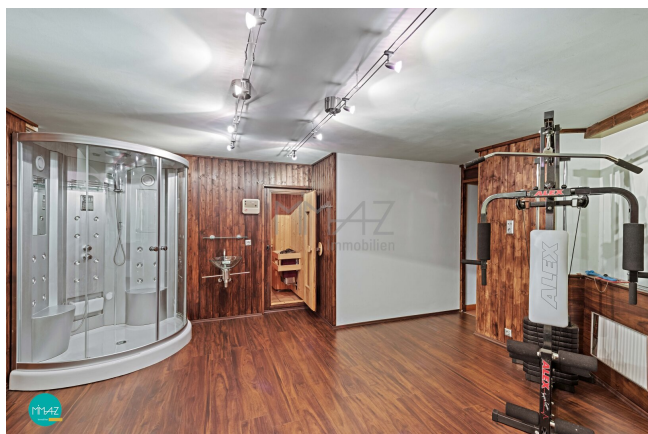








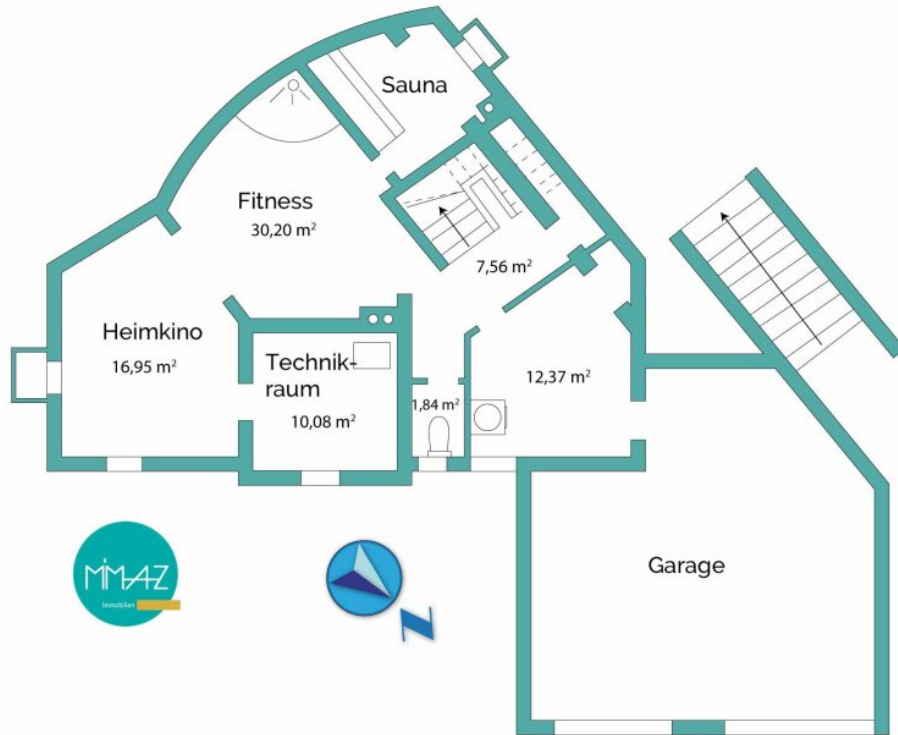












Objektbeschreibung

STYLE • COMFORT • PRIVACY IN A PRIME LOCATION

UNIQUE OPPORTUNITY – JUST PACK YOUR BAGS AND MOVE IN!

Urban convenience meets **country charm** in this **exceptional location** in Vienna's 19th district, making this rental property the **perfect place to call home!**

This **single-family house** impresses with its well-thought-out layout, offering **generous space** for every family member and an ideal floor plan spread across three levels, each approximately 80 m² in size:

BASEMENT LEVEL:

The private **double garage**, measuring around 50m², provides direct access to the basement. This level includes a utility room with washing machine and dryer, a technical room, a pantry, and two additional rooms. One of these is currently used as a home cinema, while the other serves as a fitness and wellness area with a shower and sauna. A centrally located staircase leads up to the main living level – the ground floor with the main entrance.

GROUND FLOOR:

The ground floor features a **central entrance hall** from which all rooms are separately accessible: a **study/home office**, the **kitchen** with adjoining **dining area**, and the **spacious living room** with direct access to the **terrace** and the south-facing garden.

The **separate kitchen** is fully equipped with everything you could wish for: a large fridge-freezer combo, 4-burner electric stove, dishwasher, microwave, electric kettle, coffee machine, toaster, and ample storage space. The **light-filled living area** offers plenty of room for cozy game nights, entertaining guests, or relaxing in front of the TV — and also includes **two fireplace connections**.

UPPER FLOOR:

The top floor offers **two spacious bedrooms** – one of which includes a **walk-in closet** – as well as a smaller room suitable as a guest room or study. A **luxurious bathroom** with both a shower and a bathtub adds to the comfort, with a separate toilet for added convenience.

Heating is provided via **underfloor heating** (gas), and all windows and doors are double-glazed.

Surrounded by a **lovingly maintained garden**, the property ensures a **high degree of**

privacy and tranquility – ideal for discerning tenants seeking **peace and relaxation** in a green setting.

The **spacious south-facing terrace** invites you to enjoy **relaxing hours** outdoors – whether it's a stylish dinner under the open sky or a sunny afternoon with family and friends. Here, **natural living and urban convenience** blend together in an **elegant and harmonious way**.

Interested?

I look forward to hearing from you!

In deviation from the customary dual agency practice in the real estate sector, the agent in this case exclusively represents the landlord.

All information is based on details provided by the property owner and/or third parties and is therefore subject to change and provided without liability. Errors and changes excepted.

To comply with documentation requirements and to ensure prompt delivery of further information and documents, please provide your full contact details:

- First and last name
- Current residential address
- Telephone number
- Email address

KEY FACTS AT A GLANCE

- Plot size: approx. 645 m²
- Usable living space: approx. 240 m²
- 5 rooms
- 2 terraces: approx. 60 m²
- Garden: approx. 485 m²
- 1 bathroom, 3 toilets

- Sauna, home cinema, fitness room
- Double garage
- Available: immediately
- Rental term: fixed 4-year contract with option to extend

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

Infrastruktur / Entfernungen

Gesundheit

Arzt <1.000m
 Apotheke <1.000m
 Klinik <1.500m
 Krankenhaus <2.000m

Kinder & Schulen

Schule <500m
 Kindergarten <500m
 Universität <1.000m
 Höhere Schule <1.000m

Nahversorgung

Supermarkt <500m
 Bäckerei <1.000m
 Einkaufszentrum <3.000m

Sonstige

Geldautomat <500m
 Bank <500m
 Post <1.000m
 Polizei <500m

Verkehr

Bus <500m
 U-Bahn <2.500m
 Straßenbahn <500m
 Bahnhof <1.500m
 Autobahnanschluss <3.000m

Angaben Entfernung Luftlinie / Quelle: OpenStreetMap