

++MOLLARD 50++ Modern 2-Room Apartment in the Heart of the City (1/10)



Objektnummer: 61953

Eine Immobilie von Adonia Immobilien GmbH

Zahlen, Daten, Fakten

Art:	Wohnung
Land:	Österreich
PLZ/Ort:	1060 Wien
Baujahr:	2025
Zustand:	Erstbezug
Alter:	Neubau
Wohnfläche:	53,60 m ²
Zimmer:	2
Bäder:	1
WC:	1
Balkone:	1
Heizwärmebedarf:	29,70 kWh / m ² * a
Gesamtenergieeffizienzfaktor:	0,74
Gesamtmiete	1.475,00 €
Kaltmiete (netto)	1.340,91 €
Kaltmiete	1.340,91 €
USt.:	134,09 €
Provisionsangabe:	

Gemäß Erstauftraggeberprinzip bezahlt der Abgeber die Provision.

Ihr Ansprechpartner



Adonia Immobilien

Adonia Realitätenvermittlung GmbH
Hohenstaufengasse 9/2



















Objektbeschreibung

Welcome to the new development project Mollardgasse 50!

Prime location in Vienna's 6th district, *Mariahilf* – completion coming soon!

++ Please note: The photos shown here are of similar, already completed apartments by the same developer. Current images of the MOLLARD50 project will be provided next week. The floor plan shown is the actual layout of the apartment. ++

++ Kindly note that you do not need to inquire with another company – through us you can view all available apartments in the building. ++

Available for temporary rental is this **bright, well-designed, and high-quality 2-room new-build apartment** with balcony, approx. 54 m², in a **unique development** in a prime location in Vienna's 6th district!

The Project

The MOLLARD 50 development presents itself as a modern new-build with three building wings and an underground garage. The architecture impresses with clean lines and thoughtful details, while the floor plans are designed with maximum flexibility and intelligent layouts. Spacious balconies, loggias, terraces, and garden areas extend the living space outdoors, creating exceptional quality of life.

The location in the heart of the 6th district combines excellent urban infrastructure with high residential quality – numerous shopping options, restaurants, and outstanding public transport connections are in the immediate vicinity.

Layout: Staircase 1, Top 10

- Entrance hall
- Separate WC
- Storage room
- Living room with kitchen
- Bedroom

- Bathroom with shower and bathtub
- Balcony

(see floor plan and sample photos from other completed units by the developer; current photos will be available next week)

Features

The MOLLARD 50 project combines a **prime location** with **excellent construction quality**.

Almost every apartment not only has private outdoor space but is also equipped with **high-quality materials** and **finishes** such as:

- Electric blinds/shading
- Underfloor heating
- Bathrooms with elegant fittings
- Fully equipped kitchens with premium brand appliances
- Private storage room in the basement
- And much more

In addition, parking spaces are available in the in-house underground garage (at extra cost).

Location & Surroundings

Quiet residential area in the 6th district, between Gumpendorfer Straße and Linke Wienzeile, with quick access to the city center. Mariahilfer Straße (approx. 800 m) offers a wide variety of shopping and dining options. Bruno-Kreisky-Park (approx. 230 m) and Haus des Meeres/Esterházy park are within walking distance.

Public transport connections

- U4 (stations Margaretengürtel, Pilgramgasse)
- Trams 6 & 18 (e.g., direction Westbahnhof, St. Marx)
- Buses 12A, 57A as well as night lines N6, N8, N60

- Quick access to suburban and regional trains via Westbahnhof / Matzleinsdorfer Platz

By car

Easy access via Wienzeile and Gürtel; quick connections to the southern approach and A23 motorway. Short-term parking zone in effect on weekdays.

The Price

The monthly **gross rent (incl. VAT)** amounts to **€1,475.00**.

Note: Monthly costs for electricity, heating, and water are not included and must be paid separately.

A parking space in the underground garage can be rented for **€168 gross per month**.

- Fixed-term lease: 5 years
- Security deposit: 3 gross monthly rents
- Commission-free
- Expected move-in: **01.12.2025**

Small Print

We expressly point out our **close economic relationship** with the owner.

We act as **dual agents**.

All information published here is based on details provided to us by the owner and has not been independently verified.

Our **General Terms and Conditions** can be found both in the exposé sent to you and on our website. These GTCs form part of the contract.

We care about the protection of personal data, which is also required by law. The processing of your personal data is carried out in accordance with data protection regulations. On our website (under *Privacy Information*), you can find an overview informing you about the key aspects of how we process personal data.

Subject to errors and changes.

Wir weisen darauf hin, dass zwischen dem Vermittler und dem zu vermittelnden Dritten ein familiäres oder wirtschaftliches Naheverhältnis besteht.

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 <500m

Apotheke <500m

Klinik <500m

Krankenhaus <500m

Kinder & Schulen

Schule <500m

Kindergarten <500m

Universität <1.000m

Höhere Schule <1.000m

Nahversorgung

Supermarkt <500m

Bäckerei <500m

Einkaufszentrum <1.000m

Sonstige

Geldautomat <500m

Bank <500m

Post <500m

Polizei <1.000m

Verkehr

Bus <500m

U-Bahn <500m

Straßenbahn <500m

Bahnhof <500m

Autobahnanschluss <4.000m

Angaben Entfernung Luftlinie / Quelle: OpenStreetMap