

**++MOLLARD 50++ Modern 2-room apartment in a prime
downtown location (1/16)**



Objektnummer: 61988

Eine Immobilie von Adonia Immobilien GmbH

Zahlen, Daten, Fakten

Art:	Wohnung
Land:	Österreich
PLZ/Ort:	1060 Wien
Baujahr:	2025
Zustand:	Erstbezug
Alter:	Neubau
Wohnfläche:	43,23 m ²
Zimmer:	2
Bäder:	1
WC:	1
Balkone:	1
Heizwärmebedarf:	29,70 kWh / m ² * a
Gesamtenergieeffizienzfaktor:	0,74
Gesamtmiete	1.374,98 €
Kaltmiete (netto)	1.249,98 €
Kaltmiete	1.249,98 €
USt.:	125,00 €
Provisionsangabe:	

Gemäß Erstauftraggeberprinzip bezahlt der Abgeber die Provision.

Ihr Ansprechpartner



Adonia Immobilien

Adonia Realitätenvermittlung GmbH
Hohenstaufengasse 9/2



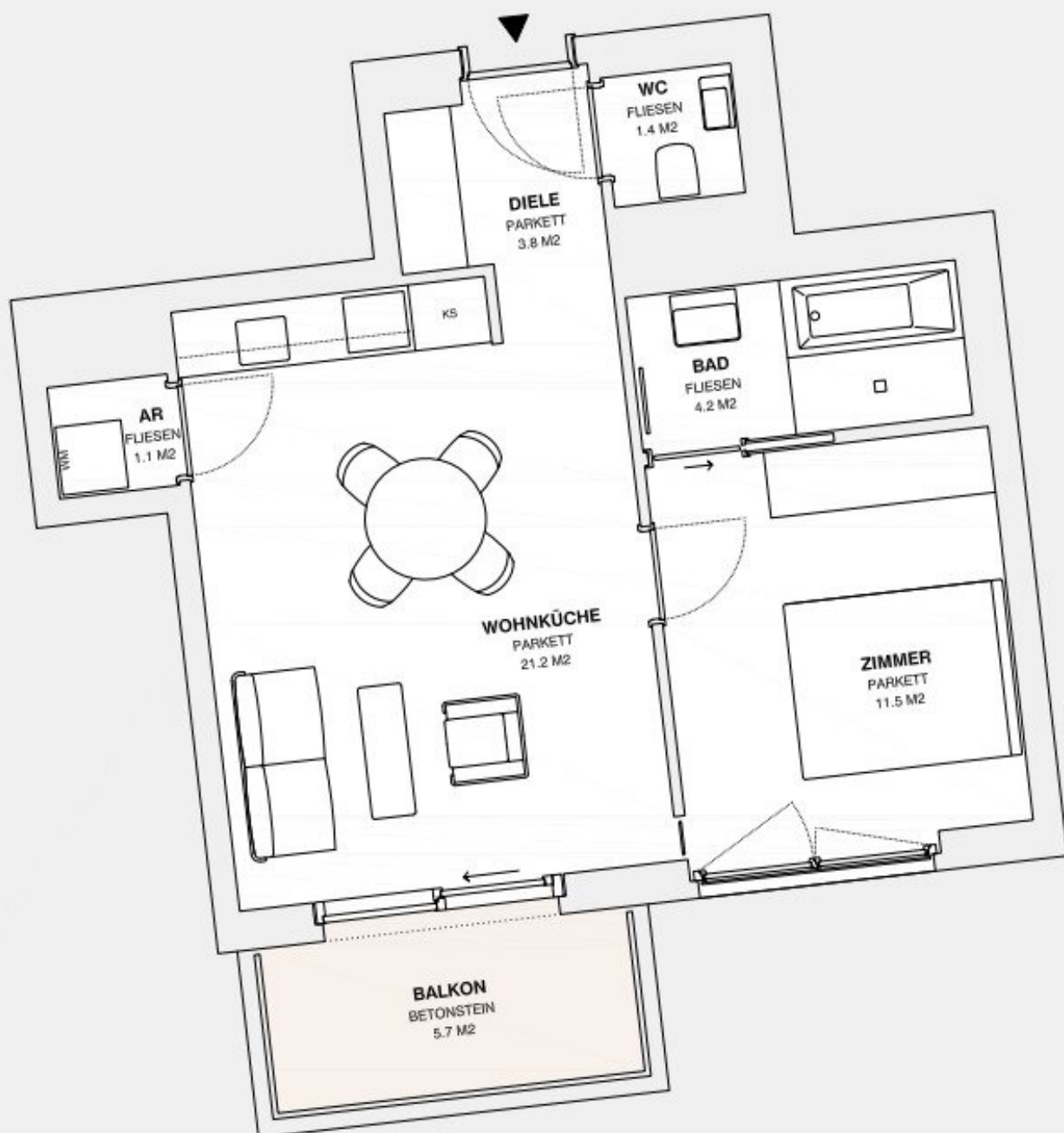












Objektbeschreibung

Welcome to the new development project Mollardgasse 50!

Prime location in Vienna's 6th district, Mariahilf

++ Please note: you should not inquire about this project through another company. Through us, you can view all available apartments in this building. ++

Available for temporary rental is this **bright, smartly designed, and high-quality 2-room apartment of approx. 43 m² with balcony** in a **unique new development** in an excellent location of Vienna's 6th district!

The Project

MOLLARD 50 presents itself as a modern new-build with three building sections 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 of nearly every apartment outdoors, creating a special quality of life.

The location in the heart of the 6th district combines urban infrastructure with high living quality – numerous shopping opportunities, restaurants, and excellent public transport connections are nearby.

Layout: Stiege 1, Top 16

- Entrance hall
- Separate WC
- Storage room
- Living room with open kitchen
- Bedroom
- Bathroom with shower and bathtub
- Loggia

(see floor plan and current photos)

Features

MOLLARD 50 combines an excellent location with superior construction quality.

Almost every apartment not only offers outdoor space but also features **high-quality materials and fittings**, including:

- Electric blinds/shutters
- Underfloor heating
- Bathrooms with elegant fixtures
- Fully equipped kitchen with premium brand appliances
- Basement storage unit
- ...and more

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

Location & Surroundings

Quiet residential setting 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 range of shopping and dining options. Bruno-Kreisky-Park (approx. 230 m) as well as Haus des Meeres/Esterházy park are within walking distance.

Public transport connections:

- U4 (Margaretengürtel, Pilgramgasse)
- Tram lines 6 & 18 (e.g., to Westbahnhof, St. Marx)
- Bus lines 12A, 57A, as well as night lines N6, N8, N60
- Quick access to S-Bahn and regional trains via Westbahnhof/Matzleinsdorfer Platz

By car:

Excellent access via Wienzeile and Gürtel; quick connection to the southern entrance and A23.

Short-term parking zone applies on weekdays in the area.

The Price

The monthly **gross total rent (incl. VAT)** is **€1,375.00**.

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

Parking space rental in the in-house underground garage: **€168 gross per month**.

The rental agreement is limited to **5 years**.

- Security deposit: 3 gross monthly rents
- Commission-free
- Rental start: expected **01.12.2025**

The Fine Print

We expressly point out our economic relationship with the seller/landlord.

We act as **dual agents** in our role as intermediaries.

All information published here is based on data provided by the seller/landlord and has not been independently verified.

Our General Terms and Conditions can be viewed in the exposé provided as well as on our homepage. These GTCs explicitly form part of the contract.

The protection of personal data is important to us and legally required. The processing of your personal data is carried out in accordance with data protection regulations. On our homepage (under Data Protection Information), you will find an overview informing you of the most important aspects of data processing.

Errors and changes excepted.

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