

**++NEU++ Perfect 3-room apartment in the city center (1/27)**



**Objektnummer: 62773**

**Eine Immobilie von Adonia Immobilien GmbH**

## Zahlen, Daten, Fakten

<b>Art:</b>	Wohnung
<b>Land:</b>	Österreich
<b>PLZ/Ort:</b>	1060 Wien
<b>Baujahr:</b>	2025
<b>Zustand:</b>	Erstbezug
<b>Alter:</b>	Neubau
<b>Wohnfläche:</b>	57,12 m <sup>2</sup>
<b>Zimmer:</b>	3
<b>Bäder:</b>	2
<b>WC:</b>	1
<b>Balkone:</b>	1
<b>Heizwärmebedarf:</b>	29,70 kWh / m <sup>2</sup> * a
<b>Gesamtenergieeffizienzfaktor:</b>	0,74
<b>Gesamtmiete</b>	1.924,95 €
<b>Kaltmiete (netto)</b>	1.749,95 €
<b>Kaltmiete</b>	1.749,95 €
<b>USt.:</b>	175,00 €
<b>Provisionsangabe:</b>	

Gemäß Erstauftraggeberprinzip bezahlt der Abgeber die Provision.

## Ihr Ansprechpartner



### Adonia Immobilien

Adonia Realitätenvermittlung GmbH  
Hohenstaufengasse 9/2















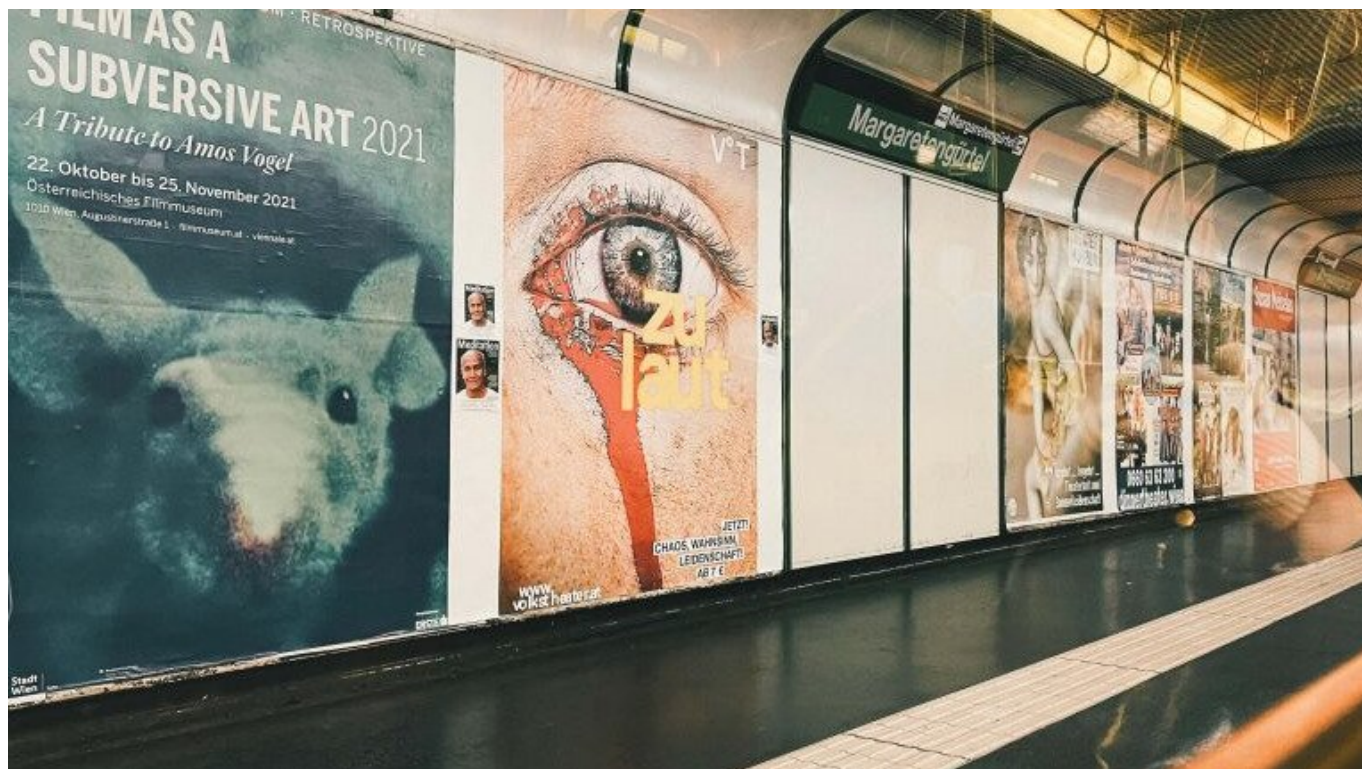
















# Objektbeschreibung

**Welcome to the new development project Mollardgasse 50!**

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

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

This bright, well-designed, and high-quality 3-room new-build apartment with balcony, approx. 57 m², is available for temporary rent in a unique new development in a prime location in Vienna's 6th district!

## The Project

The **MOLLARD 50** project 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. Generous balconies, loggias, terraces, and garden spaces extend the living areas of almost every apartment outdoors, creating a special quality of life.

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

## Layout: Staircase 1, Unit 27

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

- Balcony

(see floor plan and photos of the neighboring apartment in the same building)

## Features

The **MOLLARD 50** project combines an excellent location with very high construction quality.

Almost every apartment is not only equipped with an outdoor space but also features **high-quality materials and finishes**, including:

- Electric blinds
- Underfloor heating
- Bathrooms with elegant fittings
- Fully equipped kitchen with high-quality branded appliances
- Basement storage unit
- And much more

In addition, parking spaces are available in the underground garage (for an extra fee).

## 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 diverse shopping and dining options.
- **Bruno-Kreisky-Park** (approx. 230 m) and **Haus des Meeres/Esterházy park** are within walking distance.

## Public Transport Connections

- U4 underground line (stations Margareten Gürtel, Pilgramgasse)
- Tram lines 6 & 18 (e.g., direction Westbahnhof, St. Marx)



- Bus lines 12A, 57A, and night lines N6, N8, N60
- Quick access to S-Bahn and regional trains via Westbahnhof/Matzleinsdorfer Platz

## By Car

- Easy access via Wienzeile and Gürtel; close connection to southern entry routes and the A23 motorway
- Short-term parking zone on weekdays in the neighborhood

## The Price

The monthly total rent (including VAT) amounts to **€1,925.00**

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

- Parking space in the underground garage: €168 per month (incl. VAT).
- Rental contract is limited to **5 years**.
- Security deposit: **3 gross monthly rents**
- No commission
- Expected rental start: **01.12.2025**

## The Fine Print

We explicitly point out our close economic relationship with the owner.

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

All published information is based on data provided to us by the owner and has not been collected independently.

Our **General Terms and Conditions** can be found in the exposé sent to you as well as on our homepage. Please note that these GTCs form part of the contract.

The protection of personal data is important to us and legally required. Your personal data is

processed in accordance with data protection regulations. On our homepage (under “Privacy Policy”), you will find an overview informing you of the key 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