

## **Walking Distance to Vienna International Centre**



**Objektnummer: 1990/222**

**Eine Immobilie von Vienna Housing Service**

## Zahlen, Daten, Fakten

Adresse	Wagramer Straße
Art:	Wohnung - Etage
Land:	Österreich
PLZ/Ort:	1220 Wien
Baujahr:	2002
Alter:	Neubau
Wohnfläche:	80,00 m <sup>2</sup>
Zimmer:	2
Bäder:	1
WC:	1
Heizwärmebedarf:	<b>B</b> 44,85 kWh / m <sup>2</sup> * a
Gesamtenergieeffizienzfaktor:	<b>C</b> 1,03
Gesamtmiete	1.925,00 €
Kaltmiete (netto)	1.400,00 €
Kaltmiete	1.750,00 €
Betriebskosten:	350,00 €
USt.:	175,00 €
Provisionsangabe:	

Gemäß Erstauftraggeberprinzip bezahlt der Abgeber die Provision.

## Ihr Ansprechpartner



**Mag. Marc Slomovits**

Vienna Housing Service  
Negerlegasse 2

















## Objektbeschreibung

### **Exclusive 2 Room Apartment on the 25th Floor with Loggia and Panoramic View over Vienna near UNO City**

This spacious and high quality 2 room apartment is located in a modern residential building built in 2001 in Vienna's 22nd district.

**The apartment is situated on the 25th floor and offers an impressive panoramic view over Vienna.**

The apartment is in very good condition and ready for immediate occupancy. With a living area of approximately 80.61 m<sup>2</sup>, it offers a well designed layout and bright living spaces. A particular highlight is the loggia of about 7 m<sup>2</sup>, which provides a **spectacular view across the city.**

The building offers residents an exceptionally comfortable living environment with numerous additional amenities. A **24 hour concierge service** provides a high level of security, convenience and support. Residents also have access to a **wellness area with sauna and steam bath, a fitness room** and several common areas. Bicycle and stroller storage rooms, a laundry room and barrier free access further enhance the quality of the building.

The apartment also includes a private storage unit located conveniently on the same floor. A garage parking space is available. Heating is provided via district heating. The costs for heating and electricity are not included in the monthly rent and will be charged separately.

**The location is particularly attractive for international professionals. The Vienna International Centre (UNO City) as well as the Austria Center Vienna are located nearby and can easily be reached on foot.** The Danube Island with its numerous recreational opportunities is also just a short walk away.

The **U1 underground station Kaisermühlen** is approximately three minutes away on foot and provide a fast connection to Vienna's city center. For daily shopping, a Billa supermarket is located directly in the neighboring building.

I look forward to your enquiry and am happy to arrange a viewing at any time.

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 <250m  
Apotheke <250m  
Klinik <1.500m  
Krankenhaus <2.500m

### **Kinder & Schulen**

Schule <500m  
Kindergarten <500m  
Universität <1.750m  
Höhere Schule <3.000m

### **Nahversorgung**

Supermarkt <250m  
Bäckerei <250m  
Einkaufszentrum <2.000m

### **Sonstige**

Geldautomat <500m  
Bank <500m  
Post <500m  
Polizei <250m

### **Verkehr**

Bus <250m  
U-Bahn <250m  
Straßenbahn <1.500m  
Bahnhof <250m  
Autobahnanschluss <250m

Angaben Entfernung Luftlinie / Quelle: OpenStreetMap