



**ImmoLöwin
GmbH**

2103 Langenzersdorf | Квартира | Номер объекта: 6268/256

Меблированная 3-комнатная мансардная квартира с балконом, новостройка 2023



КОНТАКТ

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Меблированная 3-комнатная мансардная квартира с балконом, новостройка 2023



Месторасположение

Langenzersdorf граничит с 21-м районом Вены (Floridsdorf) и стоит у подножия горы Bisamberg.

До вокзала Langenzersdorf – около 650 м по прямой. Оттуда электрички S3 и S4 идут прямо в центр Вены, автобус 850 – до Wien-Floridsdorf, к линии метро U6. До супермаркетов BILLA на Hauptplatz и SPAR на Wiener Straße – около 600–700 м. Тропы на Bisamberg начинаются прямо в посёлке.

Описание

Заезжаете с чемоданом: кухня, кровати, диван, обеденный стол и стиральная машина уже на месте. Квартира находится на мансардном этаже жилого комплекса «Überflieger», сданного в 2023 году, прямо на границе с Веной.

Гостиная со столовой зоной – 34,44 м², она переходит в открытую кухню с духовкой, варочной панелью и вытяжкой. Свет дают два французских окна, на жаркие дни есть кондиционер.

Спальни – 13,39 м² и 12,38 м², в каждой двуспальная кровать и мансардное окно. Квартира подойдёт паре с ребёнком или двоим, кто работает из дома.

В ванной комнате есть окно, ванна, отдельная душевая кабина и подключение для стиральной машины. Туалет отдельный. Для чемоданов, велосипедов и сезонных вещей есть кладовая в квартире и кладовая в подвале дома.

На балконе 8,14 м² – встроенная скамья, вид на Bisamberg. Место в подземном гараже того же дома можно арендовать дополнительно за 95 € в месяц.

Оснащение: паркет в гостиной и спальнях, керамогранит в прихожей, ванной и туалете, мансардные окна, кондиционер, видеодомофон, лифт, центральное отопление и горячая вода от общей системы комплекса. Полная опись мебели и техники – приложение к договору аренды.



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Чтобы записаться на просмотр, напишите нам через форму обратной связи.

Hinweis gemäß Energieausweisvorlagegesetz: Ein Energieausweis wurde vom Eigentümer bzw. Verkäufer, nach unserer Aufklärung über die generell geltende Vorlagepflicht, sowie Aufforderung zu seiner Erstellung noch nicht vorgelegt. Daher gilt zumindest eine dem Alter und der Art des Gebäudes entsprechende Gesamtenergieeffizienz als vereinbart. Wir übernehmen keinerlei Gewähr oder Haftung für die tatsächliche Energieeffizienz der angebotenen Immobilie.

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

Прочие сведения

Основная аренда 1.205,00 €, мебель 70,00 €, аванс на расходы дома (Betriebskosten) 208,56 €. Итого 1.483,56 € в месяц, НДС не начисляется: арендодатель освобождён как малый предприниматель (Kleinunternehmer).

Отопление и горячая вода оплачиваются авансом напрямую поставщику тепла, сумму сообщим дополнительно.

Место в гараже – по желанию, 95,00 € в месяц с расходами.

Договор на 3 года, залог – 3 месячные арендные платы с расходами. Маленькая собака – по договорённости. Курить в квартире нельзя, краткосрочная аренда и субаренда запрещены.

Для арендатора без комиссии.

Энергетический паспорт будет предоставлен дополнительно.

Между маклером и арендодателем нет семейных или экономических связей.



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Основные данные

Жилая площадь	ca. 76,51 m ²	применение	проживание
общая площадь	ca. 76,51 m ²	заселение с:	ab sofort
Площадь балкона:	ca. 8,14 m ²	длительность аренды:	3 лет
		меблированный:	меблированный
		отопление:	Центральное отопление
Количество комнат	3		
Кол-во ванных комнат:	1		
Туалеты	1	Состояние	В превосходном
подвал	1		состоянии
Балконы:	1	построен в	2023

Оборудование

Напольное покрытие:	Плитка, Паркет	ванная:	Ванная комната с окном, Ванная, Душ
Fahrstuhl:	Пассажирский Лифт	Кухня:	Встроенная кухня, Кухня- гостиная
Belüftung:	кондиционер	Stellplatzart:	Подземный гараж
Туалеты	Отдельные туалеты	Extras:	Место для хранения велосипедов, Кладовая

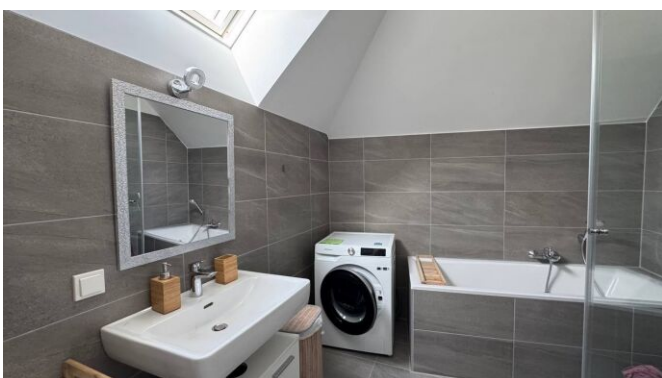
Информация о цене

Полная стоимость аренды	1.483,56 €	Залог	4.450,68 €
Аренда	1.205,00 €	Комиссия:	Gemäß Erstauftraggeberprinzip bezahlt der Abgeber die Provision.
Оплата за услуги	208,56 €		
Арендная плата за мебель:	70,00 €		
Общая ежемесячная нагрузка	1.483,56 €		



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Другие фотографии





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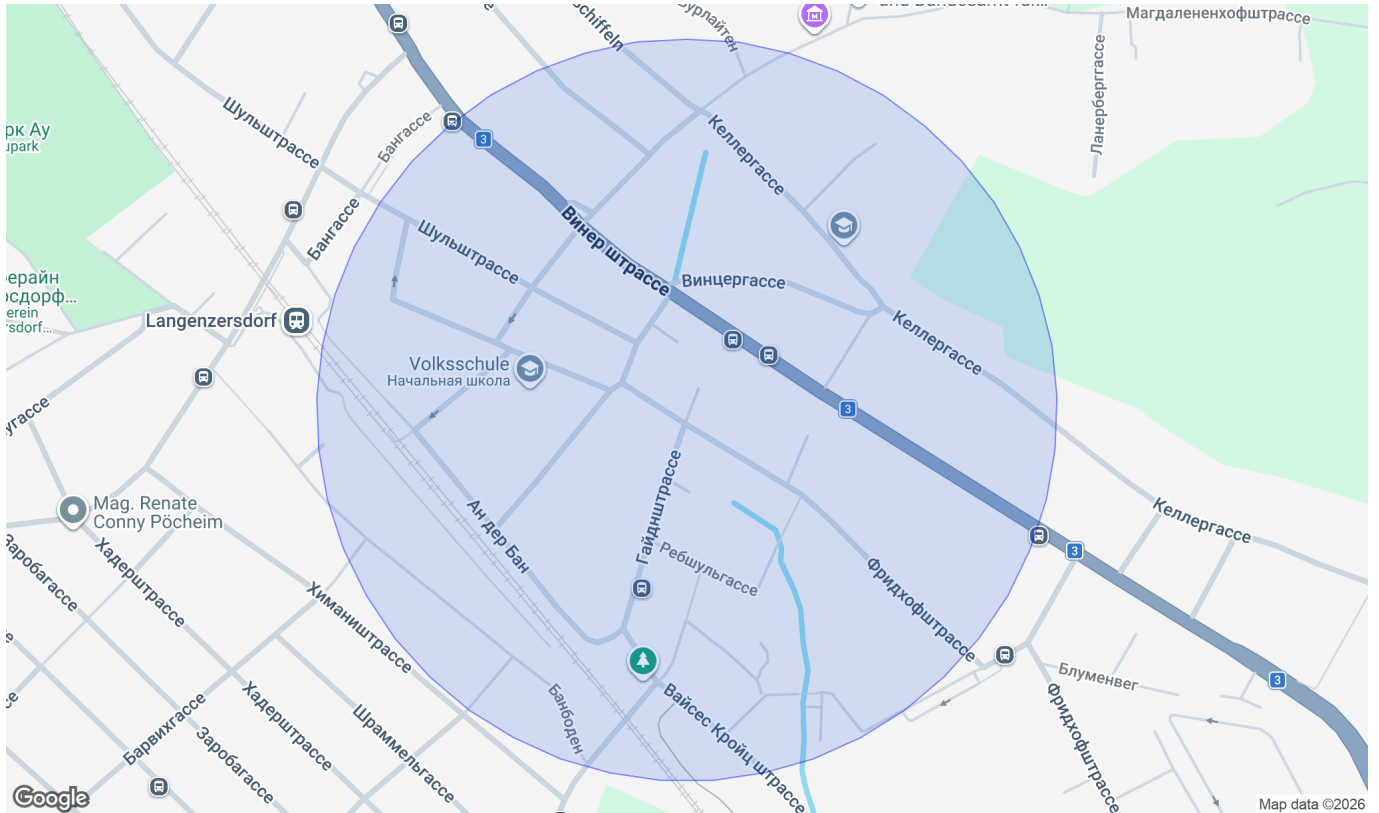




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Месторасположение

2103 Langenzersdorf



Инфраструктура

Здоровье

Врач	500 m
Аптека	1.000 m
Клиника	5.500 m
Больница	3.000 m

Торговые точки

Супермаркет	500 m
Пекарня	1.000 m
Торговый центр	2.000 m

Транспорт

Автобус	500 m
Трамвай	2.500 m
Метро	6.500 m
Ж/Д станция	1.000 m
Выезд на автобан	3.000 m

Учебные заведения

Школа	500 m
Детский сад	500 m
Университет	2.000 m
Средняя школа	5.500 m

Прочее

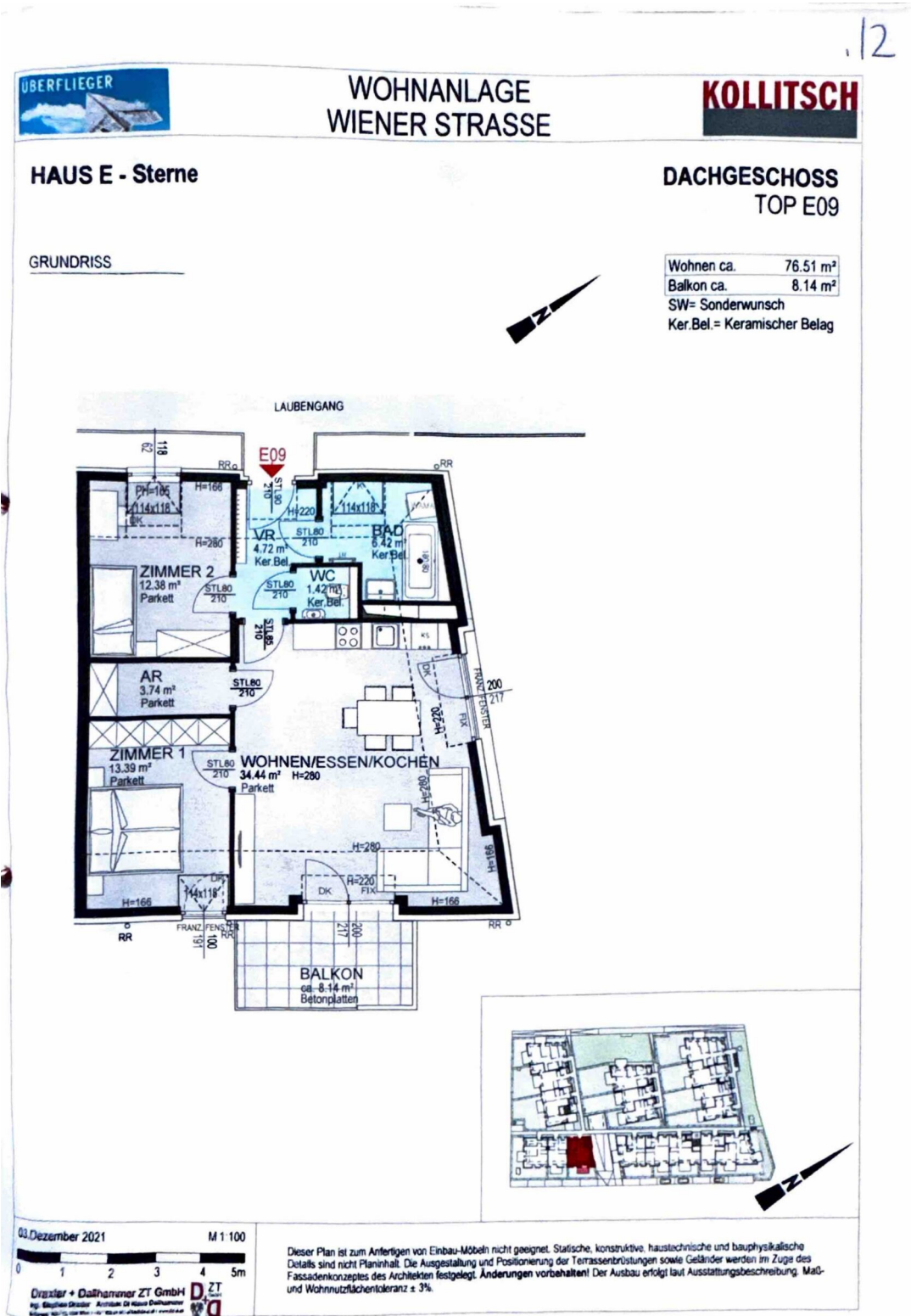
Банк	1.000 m
Банкомат	1.000 m
Почта	1.000 m
Полиция	500 m

Angaben Entfernung Luftlinie / Quelle: OpenStreetMap



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План



Information sheet

Brokering of residential property rental contracts

ÖVI-Form Nr. 14M / 07 / 2023

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The rental property is brokered by

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represented by

Mag. Anton Iakovlev

and is being shown to you for your personal interest only. Any passing on of business opportunities requires the broker's express consent.

The broker declares that – contrary to the common practice of dual brokerage in the real estate industry – they only work for the landlord.



General terms and conditions pursuant to Section 10 ImmMV [Real Estate Broker Regulation] 1996 BGBl. [Federal Law Gazette] No. 297/1996 recommended by the Federal Chamber of Commerce Austria, Section for Real Estate Experts and Escrow Agents
GZ 2023 / 05 / 05 – FVO Go / Pe – Form 14M / ÖVI

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I. The Broker as Exclusive Representative of the Landlord

With the introduction of the so-called »Principle of First Instruction« when brokering residential rental properties, the legislator assumes that from 1 July 2023, the broker can usually only agree on a commission with the client who first instructed him. If the broker is initially commissioned by the landlord or by someone authorized by him to do so, he can only agree on a commission with that person. At the same time, the broker will generally refrain from acting as a dual agent in accordance with Section 5 of the Broker Act, but rather expressly declare pursuant to Section 17 of the Broker Act (MaklerG) that he will only act unilaterally on behalf of the landlord not the tenant.

Text of Section 17a of the Broker Act

Brokering of residential property contracts

§ 17 a. (1) If a landlord or a person authorized by him commissions a Broker to broker an apartment rental contract in his own name as the first client, the Broker can only agree on a commission with the Landlord or the person authorized by him.

(2) A broker can only agree on a commission with a client looking for an apartment if the latter has commissioned him as the first client to arrange an apartment rental agreement.

(3) Even with the prospective tenant as the first client, the Broker cannot agree on a commission if

1. the Landlord or the manager has a direct or indirect interest in the company of the real estate agent or in an affiliated company (§ 189 a Z 8 UGB) or can exert influence on this company themselves, through executive officers or through other relevant persons, or if the Broker has a direct or indirect interest in the company of the Landlord or manager or in a company affiliated with this company or can exert influence on this company himself, through executive officers or through other relevant persons, or

2. the Landlord or a person named in Paragraph 1, first sentence, has refrained from concluding a brokerage contract so that the prospective tenant becomes liable to commission as the first client, or

3. the Broker advertises a rental property with the consent of the Landlord or advertises it in another way to a limited group of interested parties.

(4) The Broker must date and record every contract for the brokerage of residential property, in writing or on another durable medium. When asserting a claim for commission, he must explain to the client looking for an apartment that there is no case under Paragraphs 1 or 3.

(5) An agreement is invalid if it

1. obliges the prospective tenant to pay a commission or other service in connection with the brokering or the conclusion of an apartment rental agreement to the Broker who is not entitled to a commission or to the Landlord, or

2. obliges the prospective client to provide another service in connection with the brokering or the conclusion of an apartment rental agreement without equivalent consideration to the previous tenant or to another third party.

§ 27 Tenancy Law (MRG) remains unaffected.

(6) Paras. 1 to 5 and 7 do not apply to the brokering of residential property contracts that are concluded by employers as Tenants in order to provide employees with a service, non-cash or company apartment (Art. 1 para. 2 no. 2 MRG).

(7) If the violation is not already covered by Section 27 (5) MRG, an administrative offence is committed when

1. a broker, or a representative acting on the broker's behalf, agrees, demands or accepts a commission or other service contrary to Paras. 1, 3 or 5,

2. anyone who, contrary to Paragraph 5, agrees, demands or accepts services as a landlord or representative acting on his behalf, as a previous tenant or other third party, or

3. anyone who, acting as a broker, fails to record a brokerage contract in writing or on another durable medium contrary to Paragraph 4,

will be fined up to 3600 euros in the case of Article 1 and Article 2, and with a fine of up to 1500 euros in the case of 3.

II. Rights to withdraw

1. Rescission of contract pertaining to real estate pursuant to Section 30a Konsumentenschutzgesetz ("KSchG") [Austrian Consumer Protection Act]

A client who is a consumer (Section 1 KSchG) and

- has made a contractual statement on the day of the first visit to the premises,
- and if such statement refers to the acquisition of a tenancy right, any other right to use a property or to ownership, namely
- to a flat, a detached (one-family) house or a property suitable for construction of a detached (one-family) house and if
- the same is intended to be used for covering the consumer's own urgent need for accommodation or of that of a close relative;

may declare within one week that he rescinds such contractual statement.

The time period begins to run only when the consumer has received a duplicate of the contractual statement and information regarding the right to rescind the same, i.e. either on the day after he made the statement or, if the duplicate including the information on the right to rescind the contractual statement was delivered later on, at such later point in time. In any case the right to rescind the contractual statement expires not later than one month after the date of the first visit.

Agreements on the payment of a down payment, forfeit money or the like prior to expiration of the period allowed for rescission pursuant to Section 30 a KSchG shall be ineffective.

A statement of rescission regarding a real estate transaction which is addressed to the real estate broker shall also apply to a broker agreement concluded in the course of making the contractual statement. The declaration of withdrawal is not bound to any particular form. The withdrawal period is met if the declaration of withdrawal is sent within the specified period (§ 3 Para. 4 of the Consumer Protection Act).

2. The right to rescind the contract in case of non-occurrence of essential facts or circumstances (Section 3a KSchG)

The consumer may rescind his application for a contract or the contract itself in writing if

- with no initiative of his
- essential circumstances
- that were described by the entrepreneur as being likely
- have not occurred or have only occurred to a considerably smaller extent.

Essential circumstances are

- the necessary cooperation or consent of a third party,
- tax benefits, or
- public aid or a prospective loan.

The period for rescission of the contract is one week after the consumer is able to notice such non-occurrence if he was informed about such right to rescind the contract in writing. In any case, however, the right to rescind the contract will end one month after complete performance of the contract by both parties.

The consumer is not entitled to rescind the contract if

- in the course of the negotiations he knew or was required to have known about such non-occurrence;
- if the right to rescind the contract is negotiated in individual cases (not possible to include in a form); or
- if the contract was adjusted in an appropriate way.

The declaration of withdrawal is not bound to any particular form. The withdrawal period is met if the declaration of withdrawal is sent within the specified period (§ 3 Para. 4 of the Consumer Protection Act).