



**ImmoLöwin
GmbH**

2102 Klein-Engersdorf | House | Property no.: 6268/258

Furnished villa in Bisamberg 400 m² | 800 m² plot, spa with sauna, garage for 3 cars



Your contact person

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UID: ATU74656678

Furnished villa in Bisamberg 400 m² | 800 m² plot, spa with sauna, garage for 3 cars



Location

Klein-Engersdorf belongs to the market town of Bisamberg (Korneuburg district) and lies at the foot of the Bisamberg hill among vineyards and single-family homes – a quiet residential area. Hiking trails on the Bisamberg start within walking distance.

The Vienna city limits at Floridsdorf are a few minutes away by car; the city centre is approx. 30 minutes. Shopping in Hagenbrunn and Bisamberg.

Description

A villa for families who need space without giving up proximity to Vienna: approx. 400 m² of living space on three levels, an 800 m² plot, can be fully furnished and equipped – move in with your suitcases.

Living area. Entrance with cloakroom, bright living room with large windows facing the garden and a fireplace, fully equipped kitchen with pantry, plus a separate lounge currently furnished as a media room.

Upper floor. Three bedrooms with built-in wardrobes, one with a large walk-in closet and its own spa area with a sauna and a whirlpool, plus a library.

Attic and further rooms. Converted attic used as a studio and creative space, a children's room, a dressing room and a furnished room for a housekeeper.

Outside and technology. Well-kept garden with terrace, privacy provided by a hedge instead of a wall, garage for three cars. Heating via a geothermal heat pump – one of the most energy-efficient heating systems. Fireplace also serves as additional heating for the house.

Features: fully furnished, fitted kitchen with pantry, fireplace, geothermal heat pump, air conditioning, sauna, whirlpool, 3 bathrooms, 3 WCs, garage for 3 cars, terrace, garden.

Notice pursuant to the Energy Certificate Presentation Act: An energy certificate has not yet been presented by



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the owner or seller, despite our explanation of the generally applicable obligation to present one and our request for it to be obtained. Therefore, at least an overall energy efficiency corresponding to the age and type of the building shall be deemed agreed. We accept no warranty or liability for the actual energy efficiency of the property offered.

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

Other information

Rent: € 5,500 gross per month plus operational costs.

Deposit (Kautiön): 2 gross monthly rents.

Lease term: fixed term of 3 years.

Available: from now on.

Commission: no commission for the tenant (Bestellerprinzip – the landlord who commissions the agent pays).

Energy certificate: will be provided. Note pursuant to § 5 EAVG: as no energy certificate has been presented to date, an overall energy efficiency corresponding to the age and type of the building is deemed agreed.



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Key data

Plot area:	approx. 800 m ²	Type of use:	Residential
Living area:	approx. 400 m ²	Ready for occupancy:	Yes
Garage area:	approx. 90 m ²	For occupation:	ab Mitte Jänner 2027
Rooms:	6	Renting time:	3 years
Bathrooms:	3	Furnishing:	furnished
Restrooms:	3	Heating:	fireplace
Gardens:	1	Location assessment:	very good
Terraces:	1	Noise level:	absolutely quiet
Garages:	1	Infrastructure:	fully developed
Parking spaces:	4	Architecture:	new building
		Condition:	good
		Orientation:	South

Amenities

Energy source:	geothermal energy	Parking space type:	garage
Ventilation:	air conditioning	Extras:	sauna, storage room, garden use, library, jacuzzi
Kitchen:	fitted kitchen		

Price information

Total Rent:	€5,500.00	Deposit:	2 months gross rent
Rent:	€5,500.00	Commission:	In accordance with the so-called "Principle of First Instruction", the landlord pays the commission.
Total monthly costs:	€5,500.00		



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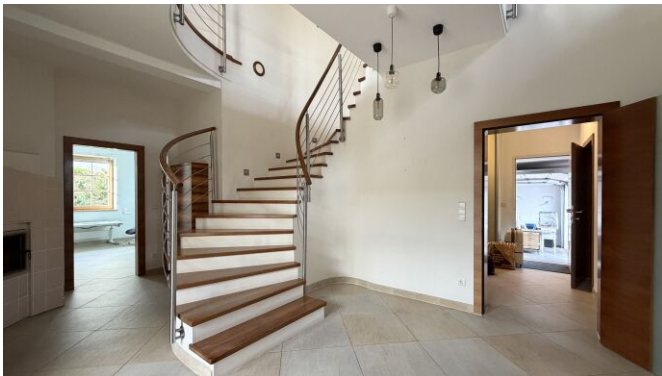
More photos



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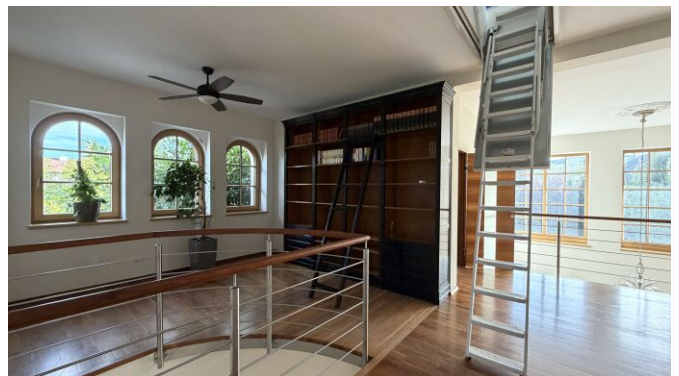
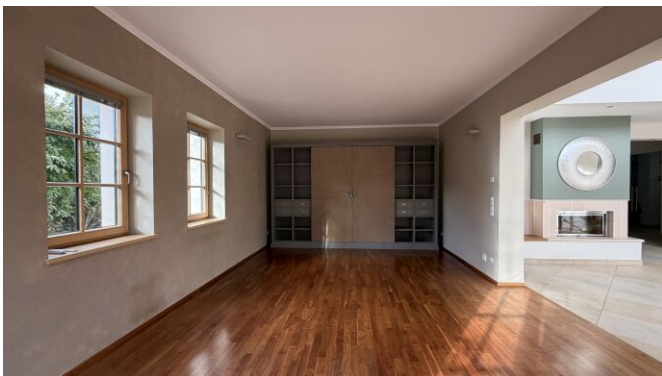
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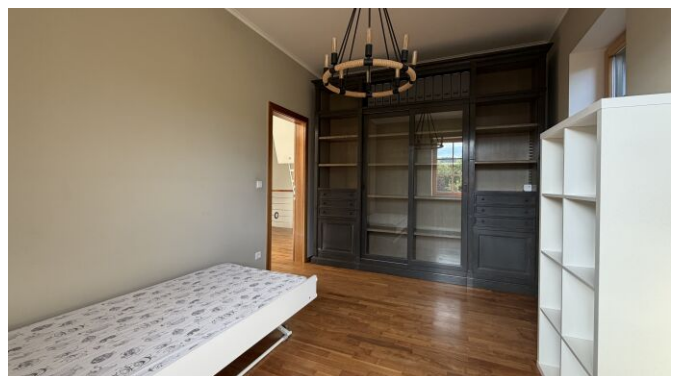
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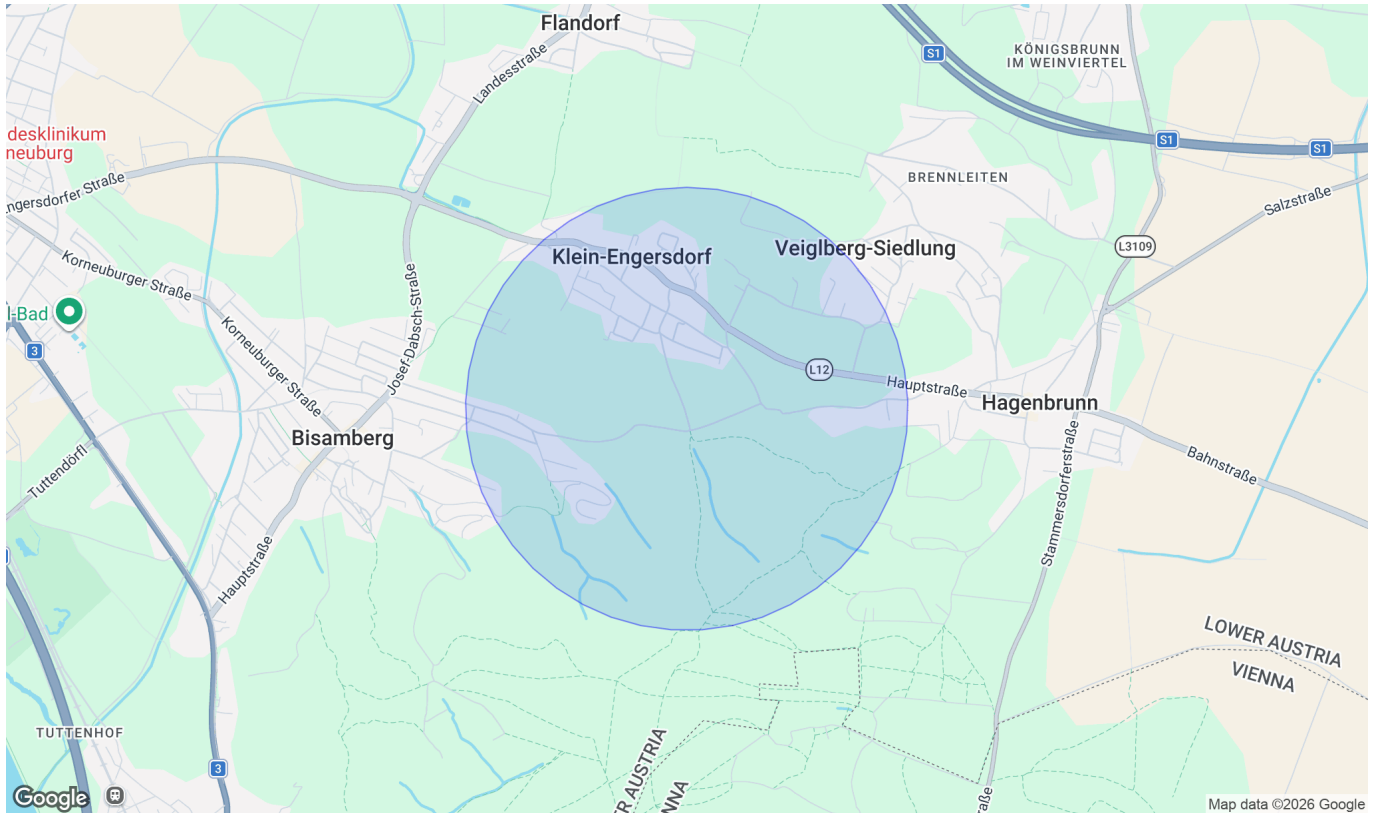




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Location

2102 Klein-Engersdorf



Infrastructure/distances (POIs)

Health

Physician	2,000 m
Pharmacy	2,000 m
Clinic	8,000 m
Medical building	4,000 m

Local supply

Supermarket	1,500 m
Bakery	2,000 m
Shopping centre	4,500 m

Transport

Bus	500 m
Tram	5,000 m
Subway	8,500 m
Motorway junction	3,500 m
Train station	3,500 m

Children & schools

School	2,000 m
Kindergarten	1,000 m
University	5,000 m
Secondary school	8,500 m

Others

Bank	2,000 m
ATM	2,000 m
Post office	1,500 m
Police	2,000 m

Stated distance as the crow flies / source: OpenStreetMap

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

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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

Media holder: Österreichischer Verband der Immobilienwirtschaft
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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).