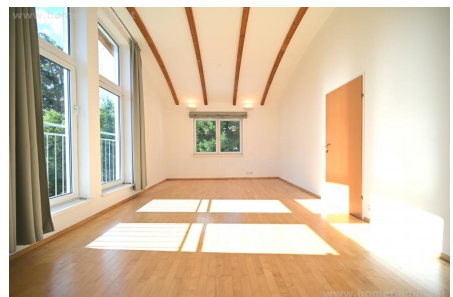


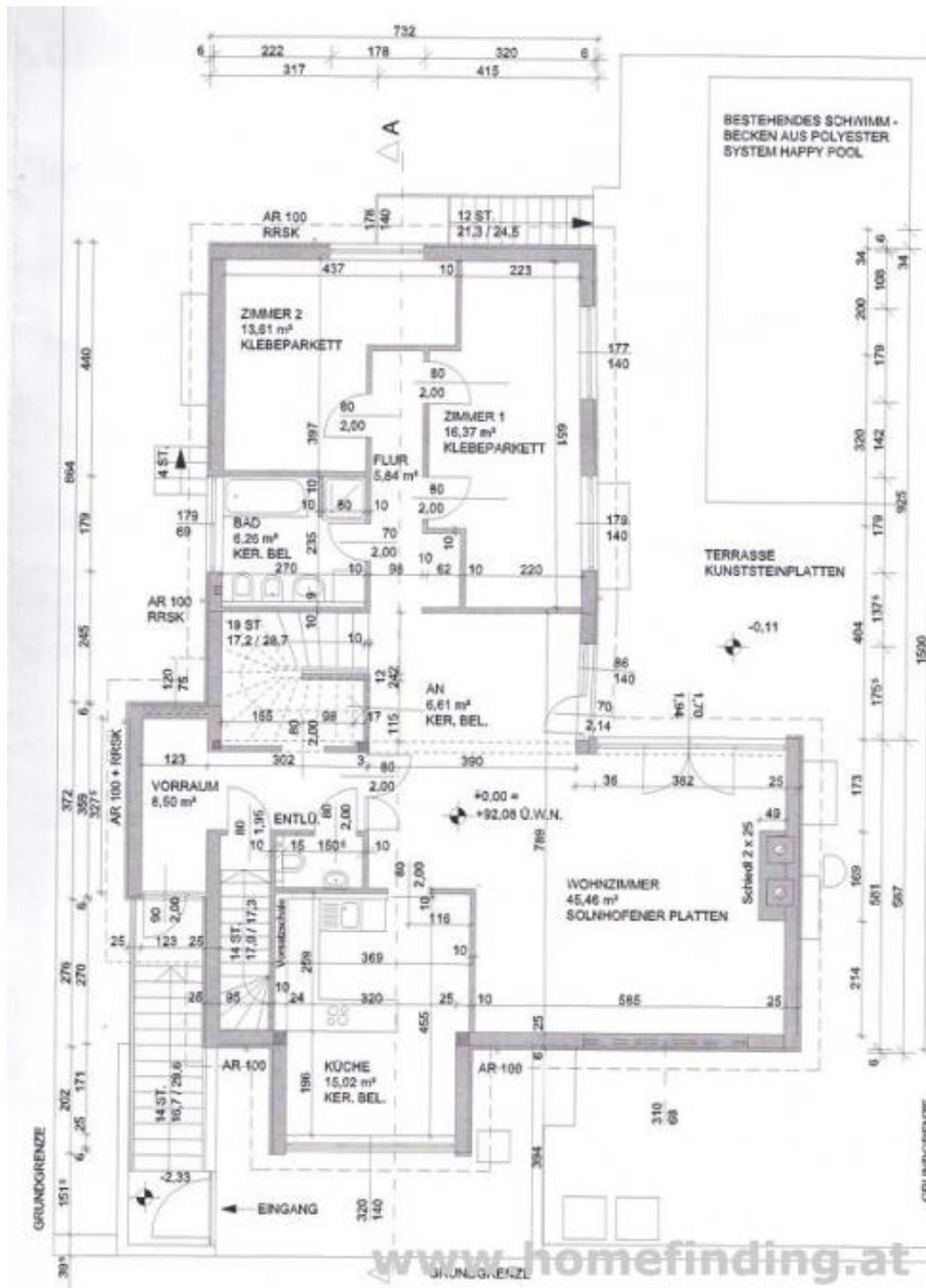
Mauer: nice house, 7 rooms, pool, garden, garage

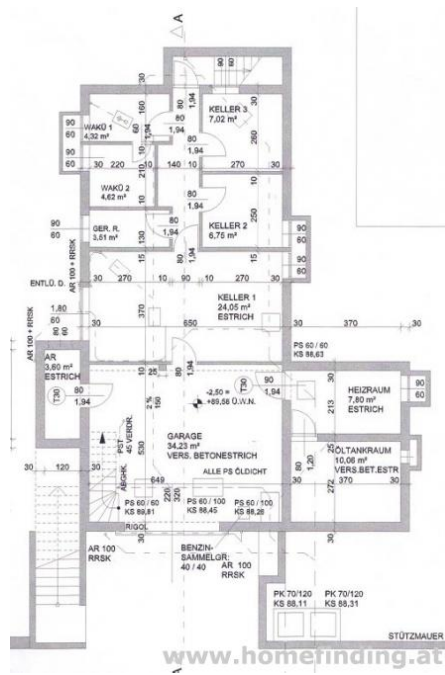
📍 1230 Wien, Proximity: Anton Kriegergasse

€ 4.200,- /month



Plans





About Property

Exclusive villa with pool in a prime, quiet, green area of Mauer.

LOCATION

Supermarkets, restaurants, pharmacies, and shops are nearby. Maur is just a few minutes away by car. Public transportation is within walking distance, providing quick access to other districts.

PUBLIC TRANSPORT

60, 60a

PROPERTY

The house offers the following rooms on 3 levels:

>Ground floor

- .Entree
- .Living dining room with access to the terrace/garden
- .kitchen with window
- .Two bedrooms
- .Bathroom (bathtub, shower)
- .Guest toilet

>First floor

- .Hallway
- .One bedroom with closet
- .One bedroom with terrace
- .Two further bedrooms
- .Bathroom (shower, toilet)
- .Second bathroom (bathtub, shower, toilet)

>Basement

- .Entree
- .Garage
- .Several basement rooms
- .Boiler room
- .Laundry room

EQUIPMENT

- .Wooden and tiled floors
- .Pool
- .Terrace (approx. 7.24 m²)
- .Garden

COSTS:

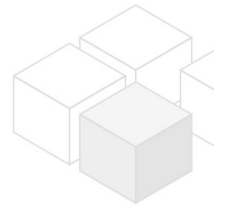
rent: VAT included, general maintenance costs not included

Deposit: 4 gross rents

General

Propertynumber 11723

Property type Haus



Costs

net rent	€ 3.818,18
gross rent	€ 4200
total rent	€ 4.200,-

Keyfacts

living area	222.98m ²
Nutzfläche	328.94m ²
Grundfläche	612m ²
Kellerfläche	71.73m ²
rooms	7
bedroom	6
bath	3
WC	4
Property age	Neubau
condition	--
Available from	November 2025
Contract type	befristet

Furnishing

type of heating	Zentralheizung
Flooring	Parkettboden
parking	Garage
kitchen	ja
Terrasse	1
Pool	1
Kabelfernsehen	ja
Satellitenfernsehen	ja

Energy Performance Certificate

HWB (kwh/m ² /Jahr)	168.7
fGEE	2.35

Lage

Verkehrsanbindung	60, 60A
Nähe	Anton Kriegergasse