

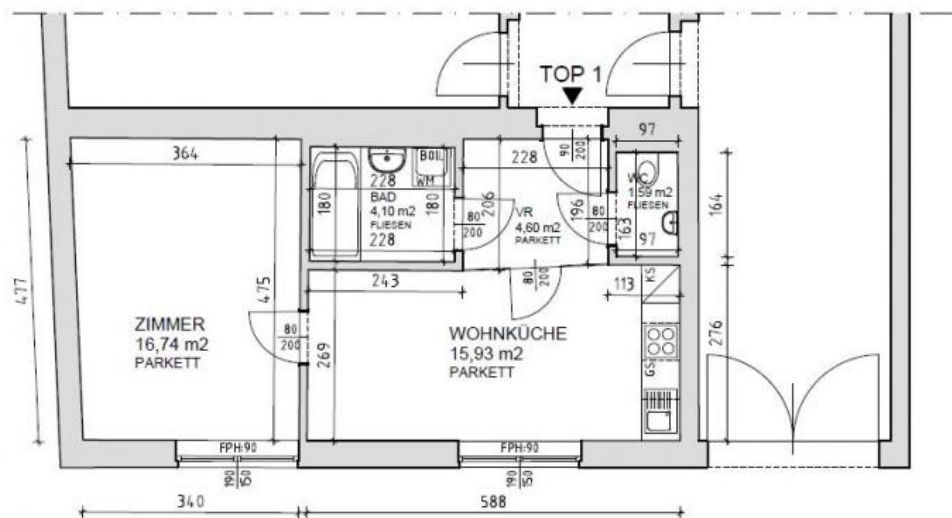
Bright & Cosy 2-Room Apartment in Baden bei Wien – Excellent Condition (5-Year Fixed-Term)

📍 2500 Baden, Proximity: Diagnosezentrum

€ 696,08 /month



Plans



www.homefinding.at

About Property

This charming and well-designed 2-room apartment in 2500 Baden (near the Diagnostic Center / Vöslauer Straße) is available for rent immediately. With a comfortable living space of approximately 43 m², this property is ideal for singles or couples looking for a well-maintained new home. The apartment is in excellent condition and features high-quality parquet flooring and tiled wet areas.

Layout:

- Entrance hall / Foyer
- Living and dining room with an integrated, fully equipped fitted kitchen
- Bedroom
- Bathroom with bathtub
- Separate toilet

Amenities:

- High-quality parquet floors
- Beautiful tiles in the bathroom and toilet
- Separate cellar compartment for extra storage

Excellent Location & Infrastructure:

The apartment boasts an excellent infrastructure in Baden. All daily amenities and essential facilities are located just around the corner within walking distance:

- Supermarkets (Spar, Penny)
- Restaurants & Bank
- Pharmacy & ÖGK (public health insurance center)

Rental Conditions at a Glance:

- Total Rent (including heating): € 768.25 / month (incl. operating costs, heating, and VAT)
- Cost Breakdown: Rent incl. operating costs: € 696.08 + Heating advance payment: € 72.17
- Deposit (Kaution): € 3,073 (equivalent to 4 gross monthly rents)
- Lease Term: 5 years (fixed-term)
- Availability: Immediate
- Agent Commission: Commission-free for the tenant (Bestellerprinzip applies – the broker exclusively represents the landlord. A commercial close relationship exists)

Energy Performance Certificate (Energieausweis):

- Heating demand: HWB 101.1 kWh/m²a (Class D)
- Total energy efficiency factor: fGEE 2.34 (Class D)

Are you interested? For further information or to arrange a viewing appointment, please send us an inquiry including your full contact details. We look forward to hearing from you!

General

Property number	11835
Property type	Wohnung

Costs

net rent	€ 451,08
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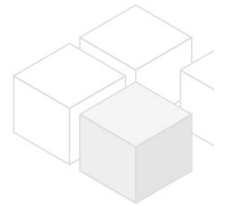
gross rent	€ 496.19
operating cost	€ 199.89
total rent	€ 696,08
Kaution	€ 3073

Keyfacts

living area	42.96m ²
rooms	2
bedroom	1
bath	1
WC	1
Property age	--
condition	sehr gut
Available from	sofort
Contract type	befristet

Furnishing

type of heating	Zentralheizung
Flooring	Parkettboden
parking	--
kitchen	ja



Energy Performance Certificate

HWB (kwh/m ² /Jahr)	101.1
HWB Energieklasse	D
fGEE	2.34
fGEE Energieklasse	D

Lage

Nähe	Diagnosezentrum
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