

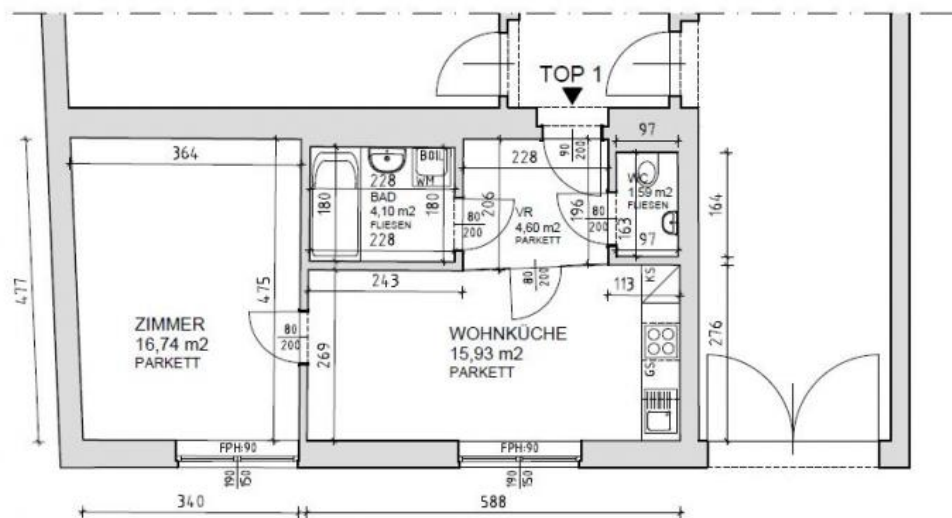
# Bright & Cosy 2-Room Apartment in Baden bei Wien – Excellent Condition (5-Year Fixed-Term)

📍 2500 Baden, Proximity: Diagnosezentrum

€ 696,08 /month



Plans



[www.homefinding.at](http://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 m<sup>2</sup>, 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/m<sup>2</sup>a (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 |
|----------|----------|

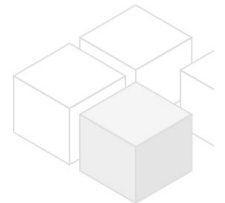
|                |          |
|----------------|----------|
| gross rent     | € 496.19 |
| operating cost | € 199.89 |
| total rent     | € 696,08 |
| Kaution        | € 3073   |

## Keyfacts

|                |                     |
|----------------|---------------------|
| living area    | 42.96m <sup>2</sup> |
| 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 <sup>2</sup> /Jahr) | 101.1 |
| HWB Energieklasse              | D     |
| fGEE                           | 2.34  |
| fGEE Energieklasse             | D     |

## Lage

|      |                 |
|------|-----------------|
| Nähe | Diagnosezentrum |
|------|-----------------|