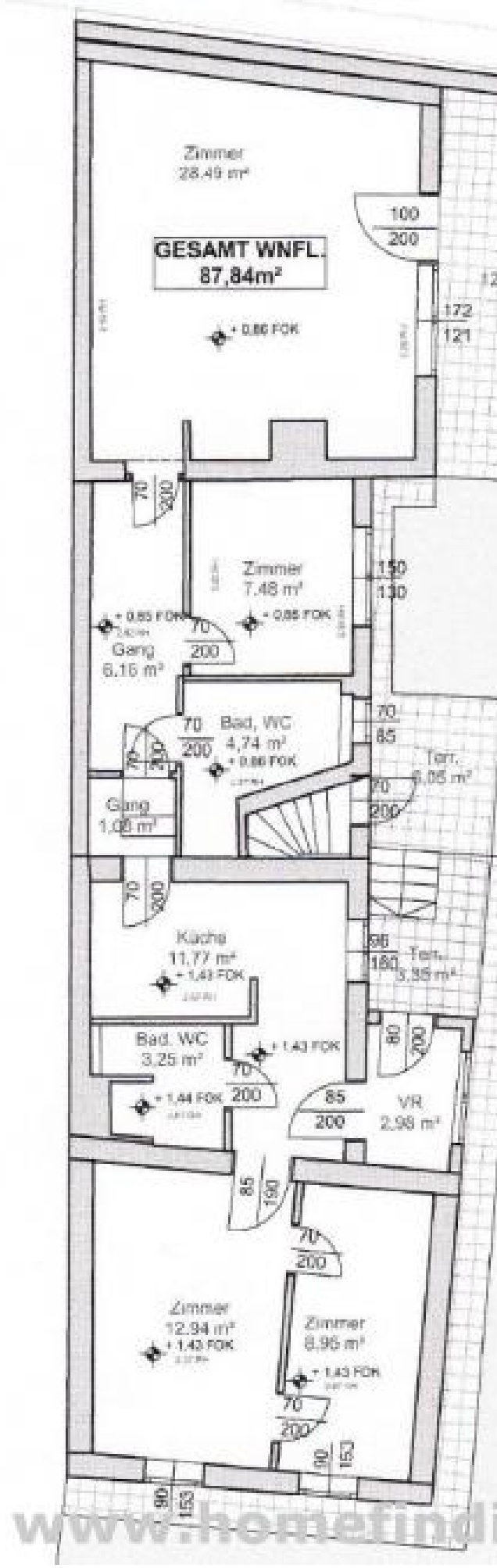
Quiet Single-Family House with South-Facing Garden & Parking Space – 1110 Vienna

📍 1110 Wien, Proximity: Kaiser Ebersdorfer Straße

€ 1.782,- /month

Plans


Zimmer
28,49 m²
GESAMT WNFL.
87,84m²
+ 0,80 FOK
Zimmer
7,48 m²
+ 0,85 FOK
Gang
6,16 m²
Bad, WC
4,74 m²
+ 0,86 FOK
Gang
1,08 m²
Terr.
6,05 m²
Küche
11,77 m²
+ 1,43 FOK
Terr.
3,35 m²
Bad, WC
3,25 m²
+ 1,43 FOK
+ 1,44 FOK
VR
2,98 m²
Zimmer
12,94 m²
+ 1,43 FOK
Zimmer
8,96 m²
+ 1,43 FOK

Keller
3.71
Keller
14.65m²
-1.12 FOK
2.14 RH Träger
3.81
4.10
3.72
www.homefinding.at

About Property

Modern Living in a Green Area: This well-maintained single-family house is located in a quiet residential neighborhood in the 11th district (near Kaiser-Ebersdorfer Straße). It features a sunny, south-facing garden and an ideal floor plan layout on one level.

IMPORTANT NOTE: Due to the layout, this property is suitable for a maximum of 3 people.

HIGHLIGHTS AT A GLANCE
• Living Area: approx. 87.84 m²
• Green Space / Garden: approx. 150 m² (South-facing)
• Rooms: 4 (including 2 bedrooms)
• Bathrooms: 2 modern bathrooms with shower and toilet
• Condition: Very good / Well-maintained
• Parking: Private outdoor parking space included

ROOM LAYOUT & AMENITIES
The house offers a well-thought-out layout and is completely accessible on one level (ground floor):

>Ground Floor:
• Inviting entrance hall with practical built-in wardrobes
• Spacious, bright living room (approx. 28.49 m²)
• Fully equipped fitted kitchen
• 1 master bedroom
• 1 smaller bedroom
• 1 additional room (ideal as a home office, walk-in closet, or small third room)
• 2 modern bathrooms, each with a shower and toilet

>Basement:
• 1 practical storage/cellar room (approx. 14.65 m²)

Premium Features:
Easy-care tiled flooring throughout the entire living area, a cozy terrace opening up to the garden, and an efficient independent gas heating system (Energy Certificate: HWB Class C).

LOCATION & INFRASTRUCTURE
The property perfectly combines quiet, green living with excellent urban connections:
• Shopping: Supermarkets, daily grocery stores, and local restaurants are easily reachable within a few minutes.
• Public Transport: Bus lines 71A and 73A are within walking distance, providing a quick connection to the Vienna public transit network.

TERMS & LEGAL DETAILS
• Total Rent: € 1,782.00 / month
(Includes operating costs and VAT; excludes consumption-based water/wastewater charges, electricity, and gas)
• Deposit (Kaution): 5 gross monthly rents (BMM)
(Equivalent to € 8,910.00)
• Rental Agreement: Limited term of 5 years (befristet)
• Available From: Immediately
Legal Notice: The real estate agent exclusively represents the landlord (buyer-pays principle / "Bestellerprinzip"). There is an economic close relationship.

CONTACT & VIEWINGS
Are you interested? For further information, a detailed exposé, or to arrange a personal viewing

appointment, please contact us by quoting the Object Number: 5914.

Video Preview: Take a virtual look at the property from the comfort of your home before your appointment: Watch the video here: https://youtu.be/QAXc9XezEqw

General

Propertynumber	5914
Property type	Haus

Costs

net rent	€ 1.490,-
gross rent	€ 1639
operating cost	€ 143
total rent	€ 1.782,-

Keyfacts

living area	87.84m^2
Grünfläche	150m^2
Kellerfläche	14.65m^2
rooms	4
bedroom	2
bath	2
WC	2
Property age	Altbau
condition	sehr gut
Available from	sofort
Contract type	befristet

Furnishing

Flooring	Fliesenboden
parking	Freiplatz
kitchen	ja
Terrasse	1

Energy Performance Certificate

HWB Energieklasse	C

Lage

Verkehrsanbindung	71A, 73A
Nähe	Kaiser Ebersdorfer Straße