

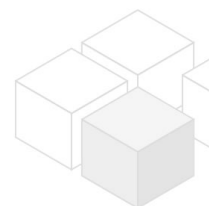
Quiet Single-Family House with South-Facing Garden & Parking Space – 1110 Vienna

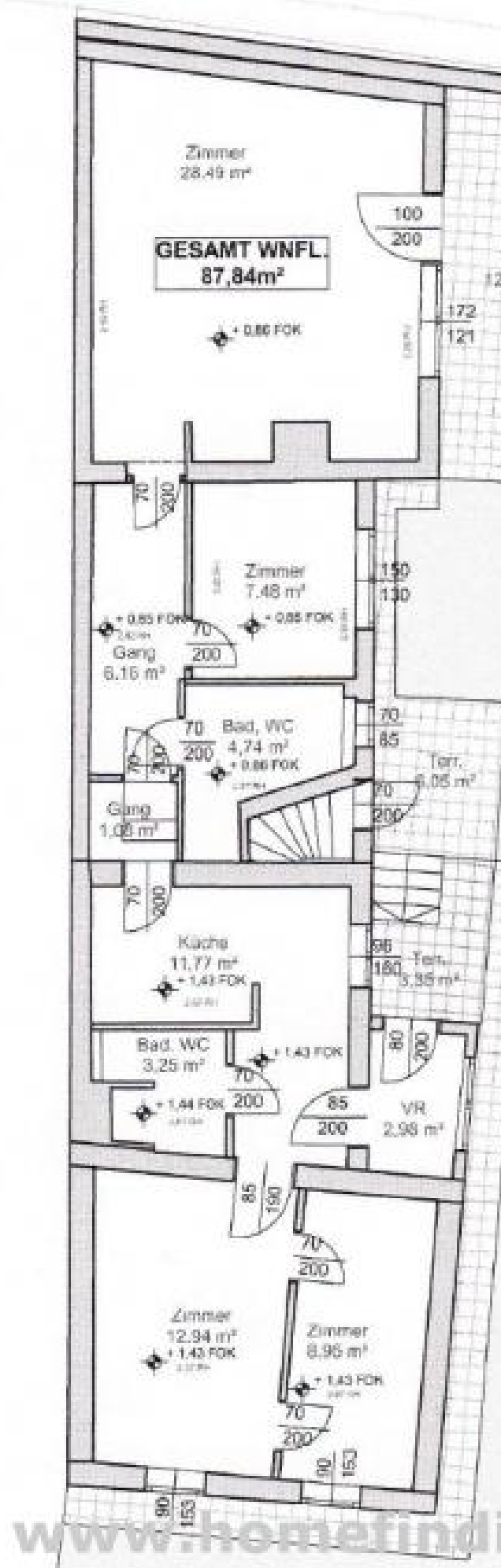
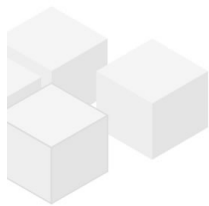
📍 1110 Wien, Proximity: Kaiser Ebersdorfer Straße

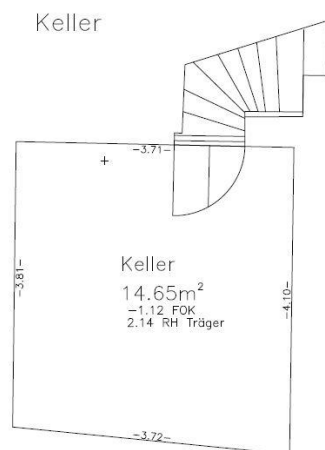
€ 1.782,- /month



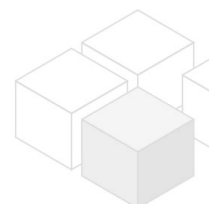
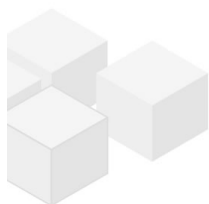
Plans



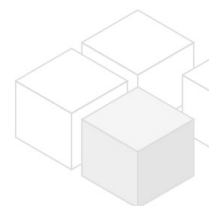




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About Property



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

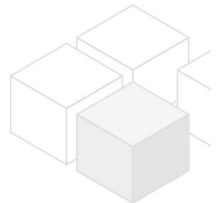
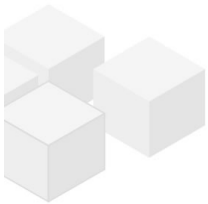
Legal Notice: The real estate agent exclusively represents the landlord (buyer-pays principle / "Bestellerprinzip"). There is an economic close relationship.

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

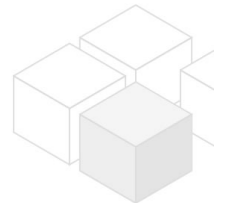
Property number	5914
Property type	Haus

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
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Lage

Verkehrsanbindung	71A, 73A
Nähe	Kaiser Ebersdorfer Straße