

General Information

Rental fee:

Main rent (value-protected):	EUR 1.100,00
advance payment of operating costs	
<u>without heating, hot & cold water</u>	<u>EUR 134,20</u>
	EUR 1.234,20
<u>add 20 % VAT</u>	<u>EUR 123,42</u>
total cross rent:	EUR 1.357,62

Description:

Type: Apartment fully furnished

Address: Vienna, 21st district ZIP 1210, Pastorstraße 28 Top 22

Contract duration: max. 5 years

Living Area: 68m² includes a 11m² loggia plus 8m² storage room in the basement.

Deposit: EUR 4.500,00

No commission - private rent

Floor: 2nd / lift available

building condition: like new

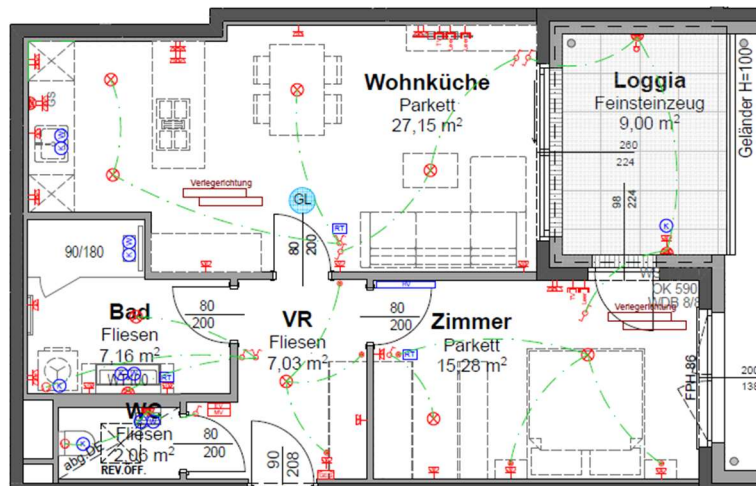
Available from: immediately

Year of construction: 2023

Energy certification:

Overall energy efficiency factor $f_{GEE,RK}$ 0.73, heating energy demand HWB Ref. RK 25.60

The total usable area is 68m².



Location and Infrastructure

- 5 minutes walking distance to a U1 tube station
- Shops for daily needs near the U1 station

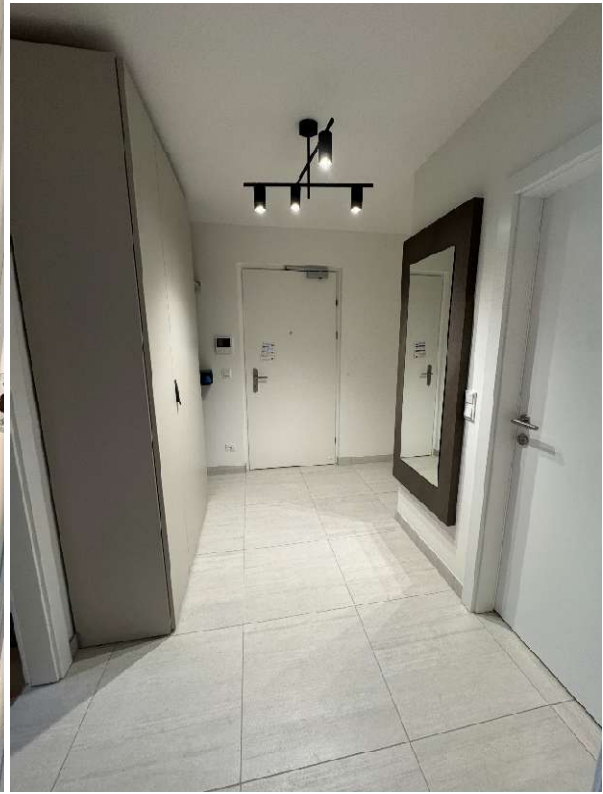
landlords contact details: Peter Marik +43 699 189 51721 mail: p.marik@icloud.com

Apartment description - Vienna Pastorstraße 28 – 2nd floor T22

View into a courtyard and the adjacent neighboring property.



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Equipment highlights

Furnishings

state-of-the-art, fully furnished.

Heating and cooling system

The heating and cooling system of this residential building is modern and particularly sustainable. While in the cold season it gets up to a decent temperature with its underfloor heating powered by the heat pump, the ceiling cooling provides a very pleasant form of refreshment in the summer.

Sun shading system

Darken and secure:

Venetian blinds are sun protection systems that meet the highest standards of functionality, aesthetics, and durability. In addition to heat and sun protection, they also offer added comfort and security. Venetian blinds made of rail-guided and extruded aluminium slats with whisper-quiet electric drive can be conveniently controlled via radio remote control, individually or together with a single push of a button.

Kitchen

Using modern, energy-saving devices helps reduce the ecological footprint and saves real money in the long run.

Exclusive bathroom fittings

We spend almost 4 (!) years of our lives in the bathroom. Reason enough to equip this area with a particularly high-quality, comfortable "walk-in" rain shower! Fittings by Hansgrohe, sanitary ware by Villeroy & Boch.

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Wall and floor tiling

Porcelain stoneware tiles in the size 60 x 60cm are laid in the entrance hall, WC, bathroom and shower.

Floor coverings with real wood floorboards

Exclusive oak and real wood country house floorboards.

Wood-aluminum windows and balcony door

A pleasant indoor climate and living experience thanks to the triple glazing of the wood-aluminium balcony door and windows, made in Austria. No drafts, no noise – simply good.

Storage room

The apartment includes an 8m² XXL storage room in the basement.

Elevator

A spacious elevator, leading from the underground parking garage to the top floor, offers a high level of comfort and accessibility.

Technology

- *Air-Water Heat Pump*
Sustainable energy supply without gas and without fossil fuels
- *Photovoltaics*
partial power supply to the common areas