

1 price for ALL INCLUSIVE temporary accommodation+commission-free+fully equipped+flooded with light+near the main station+38m² compact+ideally divided for 1-2 people+short-term rental from private+1st floor with elevator+move in+feel good.

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The German version (<https://fjw.at/miete/vermietung.pdf>) is legally binding. This English version (made by Google-Translator) is intended to facilitate understanding for non-German speakers.

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At www.fjw.at/miete you will find the following as PDFs:

- This rental advertisement
- The surrounding area of the house (Die Umgebung des Hauses)
- Public transportation in the area (Öffentliche Verkehrsmittel in der Umgebung)
- The inventory list (Die Inventarliste)
- The rental agreement with house rules (Den Mietvertrag mit Hausordnung)
- The energy performance certificate (Den Energieausweis)

OVERVIEW (detailed description and details below):

On the outskirts of Vienna and yet close to the center.

Privately owned + ALL-INCLUSIVE short-term rental + commission-free + near the main train station + temporary accommodation, 42m² including basement + compact + well-divided + for 1-2 people + elevator to the 1st floor + fully furnished + move in + feel at home.

Are you looking for a hassle-free and comfortable place to stay in Vienna?

Our freshly renovated and stylishly furnished apartment offers everything you need for a relaxing stay. Ideal for professionals, temporary accommodation, expats, or simply anyone looking for a flexible living solution.

Tenancy period: 6 months (an additional lease is possible, see below under "THIS IS WHY I RENT")

WHAT YOU CAN EXPECT:

- **Top location:** 1100 Vienna, Wienerberg – near the main train station and with excellent public transport connections.
- **All-inclusive:** rent, electricity, heating, hot water, internet, household insurance – one price, no hidden costs!
- **Fully furnished:** 38.15 m² on the first floor with elevator access and a 3.65 m² basement compartment, living room, bedroom, kitchen, bathroom, separate toilet – everything you need to feel at home.
- **Modern features:** Real wood parquet flooring, high-quality tiles, smart TV, queen-size bed, fully equipped kitchen with all appliances and utensils.
- **Flexible & uncomplicated:** Short-term rental, ideal for transitional periods or projects in Vienna.

THE ALL-INCLUSIVE RENTAL:

- **Price:** €1,111 per month
- **Security deposit:** €3,333 (fully refunded upon proper return)

- **Payment in advance** for the entire rental period (no proof of income required)
- **Maximum term: 6 months** - termination as early as the fourth month with 2 months' notice or a new rental agreement possible

THE APARTMENT:

- Light-flooded, bright 2-room apartment with sun until the early afternoon
- 38.15 m² on the 1st floor with elevator and a 3.65 m² basement compartment
- **Entrance hall** with **custom-fitted kitchen**
- **Separate toilet** with small hand basin
- **Bathroom** with shower, sink, heated towel rail
- **Living room** with dining table, sofa, TV wall with smart TV, desk
- **Bedroom** with 160 cm wide queen-size bed and wardrobe with plenty of storage space
- Fully furnished and equipped – everything from a coffee machine to an iron is provided.

THE LOCATION:

- Central location with excellent infrastructure
- Excellent public transport connections (U1, S-Bahn, bus, tram)
- Nearby recreational areas (Wienerberg, Laaerbergbad, etc.)
- Good local amenities (supermarkets, doctors, pharmacies)

IDEAL FOR:

- Singles or couples
- Expats and professionals
- Commuters
- Temporary housing
- Anyone looking for a comfortable and flexible living solution

WHAT ARE YOU WAITING FOR?

Secure your temporary home in Vienna now!
Send me a message and we'll arrange a viewing.
I look forward to hearing from you!

----- DETAILED DESCRIPTION AND DETAILS -----

This apartment has just been completely renovated and partially refurbished with the aim of making it comfortable and convenient for you, so you can feel "at home."

USE FEE - ALL INCLUSIVE - one amount with no hidden costs and NO WORRIES

Price: €1,111 per month
Deposit: €3,333 (fully refunded upon proper return)
Payment in advance for the entire period in cash (no proof of income required)
Since I rent as a private "small business owner," my tax advisor states that I am exempt from VAT and therefore cannot declare it.

This is ALL INCLUDED:

- Rent
- Electricity costs for up to 3,000 kWh per year correspond to the consumption of two people according to e-control. Any significant excess will be charged at 30 cents (electricity and grid costs).
- Heating and hot water costs for up to 5,500 kWh = 500 m³ per year correspond to the consumption of two people according to e-control. Any significant excess will be charged at 15 cents (gas and grid costs).
- Cold water costs
- Internet unlimited connection with 60 Mbps download and 15 Mbps upload
- Household insurance with standard coverage (except for personal belongings brought in by the tenant and the tenant's liability insurance, as the insurance policy must be made out to the apartment owner in this case).
- General operating costs
- Building operating costs
- Boiler maintenance
- Complete furnishing and equipment of a typical household - see below.

This is THE APARTMENT – a bright, pleasant, and open feeling thanks large windows and 2.9-meter-high ceilings.

Address: 1100 Vienna, Wienerberg, Van-der-Nüll-Gasse

38.15 m² apartment on the 1st floor with elevator access and a 3.65 m² basement compartment.

Consisting of:

- Entrance hall with custom-fitted kitchen
- Separate toilet with small hand basin
- Bathroom with shower, sink, and towel dryer
- Living room with dining table, sofa, TV wall with smart TV, desk
- Bedroom with 160 cm wide queen-size bed and wardrobe with plenty of storage space

The living room and bedroom have real wood parquet flooring, while the other rooms have high-quality, large, easy-care tiles.

Heating and hot water are provided by a private gas combi boiler and radiators (energy efficiency class D).

THE APARTMENT'S AMENITIES – you only need to bring your personal suitcase.

The apartment has been renovated and is fully furnished – open and bright. Interior Design

- Entrance hall and custom-built EWE fully equipped kitchen with stove (ceramic hob, oven, extractor hood), refrigerator with freezer, dishwasher, washing machine, and all utensils such as dishes, cutlery, glasses, toaster, pots, pans, kettle, two different coffee machines, etc.
- Separate toilet with sink, towels, floor mat, and extractor fan
- Bathroom with shower, extractor fan, mirrored cabinet with integrated lighting, sink, base cabinet, tall cabinet for dirty laundry and other utensils, towels, floor mat
- Bright and open living room with dining area, sofa and wall unit with smart TV, Wi-Fi, desk, modern office chair, dresser/sideboard with numerous drawers, interior blinds, and curtains
- Bedroom with queen-size bed (160x200cm), new luxury mattress with firmness level 2 or 3, 2 pillows, 2 duvets, 2x2 sets of bed linens, closet with 20 hangers and numerous compartments and drawers, interior blinds and curtains

- Miscellaneous: iron, ironing board, vacuum cleaner Clothes rack, and much more according to the separate inventory list (handover protocol), which I will be happy to send you.
- For your first few days in this apartment, everything is provided, from toilet paper to soap, cleaning products, tea, coffee, etc.

There is a bicycle parking space in the courtyard and an intercom at the entrance.

THIS IS THE HOUSE'S IDEAL LOCATION - away from the hustle and bustle, yet close to the city center

The house boasts an above-average location with excellent infrastructure.

It is close to several well-maintained leisure/recreational facilities, largely natural green recreational areas, and the city center.

Public transportation (especially U1, 11, 7A, 15A, 65A, 66A, 67, N65, N66, and O) is easily accessible on foot, and Vienna Central Station and Matzleinsdorfer Platz Station (all rapid transit lines) are easily accessible by bike and public transportation.

Local amenities are above average (Eurospar, Hofer, Billa, Billa plus, etc.), general practitioners and specialists, pharmacies, a wide variety of service providers, and shopping streets are in the immediate vicinity.

The location is ideal for people who enjoy the city's vibrant and cultural offerings as well as nature.

- The **Wienerberg recreation area** (natural, pond, sidewalks, hilly) is a 15-minute walk, a 6-minute bike ride, and a 9-minute tram ride.
- The **Laaerbergbad/Laaer Berg public park** is 8 minutes by bike and 21 minutes by public transport.
- The **Laaer Wald recreation area** is 7 minutes away, the **Löwygrube park** is 8 minutes, and the **Bohemian Prater** is 10 minutes away by bike.
- The **Oberlaa spa park** (volleyball court, skate park, animal enclosures, playgrounds and sports facilities, and beautiful, large lawns) is 14 minutes away by bike and 11 minutes by car.
- The **FH Campus Wien** is 8 minutes away by bike and 21 minutes by public transport.
- The **Therme Wien spa** is 17 minutes away by bike and 12 minutes by car.
- The **Troststraße subway station** (U1) is a 13-minute walk, 7 minutes by public transport, and 3 minutes by bike.
- The **shopping street/pedestrian zone** is a 16-minute walk, 4 minutes by bike, and 10 minutes by tram.
- The **Matzleinsdorfer Platz station** (all rapid transit lines) is 18 minutes away by public transport and 7 minutes by bike.
- The **main train station** (local and long-distance rail services and all rapid transit lines as well to the airport Schwechat) is 12 minutes away by tram and 8 minutes by bike.
- **Stephansplatz** (1st District city center) is 23 minutes away by public transport and 20 minutes by bike.
- The **nearest highway entrance/exit** is 5 minutes away by car.

The first 10 points can also be found on the map at www.fjw.at/miete under „Umgebung des Hauses“ so that you can get the most realistic picture of the house's location.

THIS APARTMENT IS WELL-SUITABLE FOR:

1-2 people, expats/expatriates, people staying in Vienna for work, newcomers to Vienna, temporary accommodation until their permanent residence is ready, people going through a divorce, commuters, as a worker's apartment or business apartment, or other temporary stays, and anyone who prefers a pleasant private stay in Vienna to a hotel room – and it's cheaper too.

THIS IS WHY I RENT

I have a busy international patchwork family and therefore do not want to rent the apartment long-term and do NOT want to have to deal with lawyers, court proceedings, and all sorts of other legal issues due to my own use of the property. This is neither pleasant for me nor for the tenant. I could therefore either leave it vacant or offer it to someone who agrees to the terms and conditions stated in the "Temporary Rental - Rental Agreement - Temporary Accommodation" agreement. I would be happy to send you this agreement in advance.

The rental is subject to Section 1 Paragraph 2 Clause 3 Letter b and Clause 4 of the German Tenancy Law "Philharmonic Regulation" (only secondary residences are possible). Section 1 Paragraph 2 Clause 3 Letter b and Clause 4 of the German Tenancy Law can be found, among other places, at <https://www.jusline.at/gesetz/mrg/paragraf/1>.

If you need further assistance, we can also discuss a further 6 months in good time, as I will then have a better understanding of the current status or further development of my family.

The agreed 6 months are always guaranteed – on both sides.

DO YOU HAVE A HANDSHAKE QUALITY?

I respect other people's property, am a "straightforward guy," and have a handshake quality – do/are you?

Please also read the rental agreement at <https://fjw.at/miete/mietvertrag.pdf> . Do you agree to it?

If so, and you want to rent this apartment, what are you waiting for? Secure your temporary home in Vienna now!

Send me a message and we'll arrange a viewing.

I look forward to hearing from you!

If you don't have these qualities, or are a real estate agent or a "final price" person, please DO NOT contact me!

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