

1230 Wien | Apartment | Property no.: 37239



Your contact person

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Description

The broker declares that – contrary to the common practice of dual brokerage in the real estate industry – they only work for the landlord.

Key data

Living area:	approx. 61.23 sqm	Type of use:	Residential
Usable area:	approx. 170.08 sqm	For occupation:	sofort
Total area:	approx. 170.08 sqm	Renting time:	5 years
Garden area:	approx. 96.29 sqm	Heating:	underfloor heating
Terrace area:	approx. 12.89 sqm		
Floor:	ground floor / Gartenebene	Location assessment:	good
Rooms:	3	Architecture:	new building
Bathrooms:	1	Condition:	new
Restrooms:	1	Construction year:	2024
Gardens:	1		
Terraces:	1	Energy Performance Certificate	
		Valid until:	09.11.2031
		Annual thermal energy index:	B 41.8 kWh/m ² year
		Energy efficiency rating:	A+ 0.75

Amenities

Flooring:	tiles, parquet	Restrooms:	separate toilets
Elevator:	passenger elevator	Bathroom:	shower
Energy source:	air source heat pump	Kitchen:	fitted kitchen
Balcony:	balcony/terrace facing northwest	Parking space type:	parking-uncovered
Windows:	external sun protection, double glazing windows, Noise insulation windows		

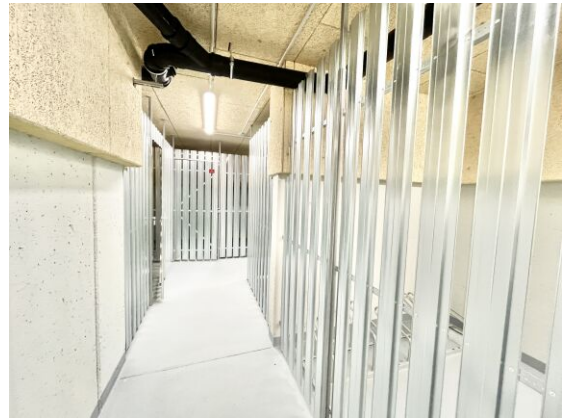
Price information

Total Rent:	€1,299.99	Deposit:	3 months gross rent
Rent:	€957.32	Commission:	In accordance with the so-called "Principle of First Instruction", the landlord pays the commission.
Operating costs:	€224.49		
VAT:	€118.18		
<hr/> Total monthly costs:	€1,299.99		

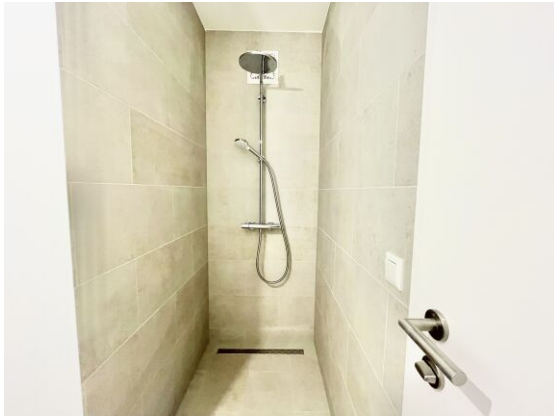
More photos





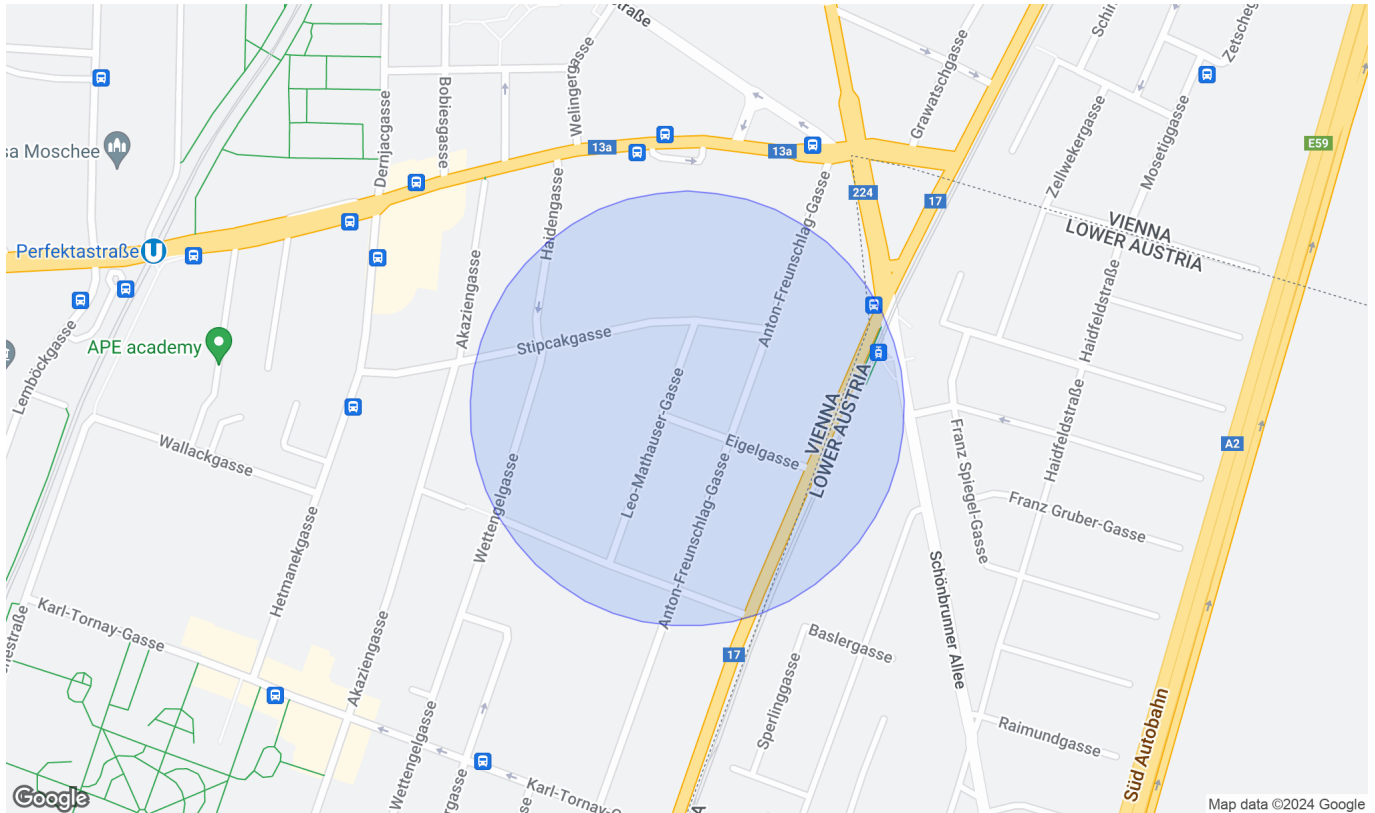






Location

1230 Wien



Infrastructure/distances (POIs)

Health

Physician	500 m
Pharmacy	1,000 m
Clinic	2,000 m
Medical building	2,000 m

Local supply

Supermarket	500 m
Bakery	1,000 m
Shopping centre	1,000 m

Transport

Bus	500 m
Subway	500 m
Tram	3,500 m
Train station	500 m
Motorway junction	1,500 m

Children & schools

School	1,000 m
Kindergarten	500 m
University	5,500 m
Secondary school	5,000 m

Others

Bank	1,500 m
ATM	500 m
Post office	1,500 m
Police	1,500 m

Stated distance as the crow flies / source: OpenStreetMap

Plan

Energieausweis für Wohngebäude

OiB
ÖSTERREICHISCHES
INSTITUT FÜR BAUTECHNIK

OiB-Richtlinie 6
Ausgabe: April 2019

BEZEICHNUNG	Wettengelgasse 2	Umsetzungsstand	Planung
Gebäude(-teil)	Wohnen	Baujahr	2022
Nutzungsprofil	Wohngebäude mit 3 bis 9 Nutzungseinheiten	Letzte Veränderung	
Straße	Wettengelgasse 2	Katastralgemeinde	Siebenhirten
PLZ/Ort	1230 Wien-Liesing	KG-Nr.	01808
Grundstücksnr.	90/3	Seehöhe	218 m

SPEZIFISCHER REFERENZ-HEIZWÄRMEBEDARF, PRIMÄRENERGIEBEDARF, KOHLEN-DIOXIDEMMISSIONEN und GESAMTENERGIEEFFIZIENZ-FAKTOR jeweils unter STANDORTKLIMA-(SK)-Bedingungen

	HWB _{Ref,SK}	PEB _{SK}	CO _{2eq,SK}	f _{GEE,SK}
A ++		A++	A++	
A +				A+
A				
B		B		
C				
D				
E				
F				
G				

HWB_{Ref}: Der **Referenz-Heizwärmebedarf** ist jene Wärmemenge, die in den Räumen bereitgestellt werden muss, um diese auf einer normativ geforderten Raumtemperatur, ohne Berücksichtigung allfälliger Erträge aus Wärmerückgewinnung, zu halten.

WWWB: Der **Warmwasserwärmebedarf** ist in Abhängigkeit der Gebäudekategorie als flächenbezogener Defaultwert festgelegt.

HEB: Beim **Heizenergiebedarf** werden zusätzlich zum Heiz- und Warmwasserwärmebedarf die Verluste des gebäudetechnischen Systems berücksichtigt, dazu zählen insbesondere die Verluste der Wärmebereitstellung, der Wärmeverteilung, der Wärmespeicherung und der Wärmeabgabe sowie allfälliger Hilfsenergie.

HHSB: Der **Haushaltsstrombedarf** ist als flächenbezogener Defaultwert festgelegt. Er entspricht in etwa dem durchschnittlichen flächenbezogenen Stromverbrauch eines österreichischen Haushalts.

RK: Das **Referenzklima** ist ein virtuelles Klima. Es dient zur Ermittlung von Energiekennzahlen.

EEB: Der **Endenergiebedarf** umfasst zusätzlich zum Heizenergiebedarf den Haushaltsstrombedarf, abzüglich allfälliger Endenergieerträge und zuzüglich eines dafür notwendigen Hilfsenergiebedarfs. Der Endenergiebedarf entspricht jener Energiemenge, die eingekauft werden muss (Lieferenergiebedarf).

f_{GEE}: Der **Gesamtenergieeffizienz-Faktor** ist der Quotient aus einerseits dem Endenergiebedarf abzüglich allfälliger Endenergieerträge und zuzüglich des dafür notwendigen Hilfsenergiebedarfs und andererseits einem Referenz-Endenergiebedarf (Anforderung 2007).

PEB: Der **Primärenergiebedarf** ist der Endenergiebedarf einschließlich der Verluste in allen Vorketten. Der Primärenergiebedarf weist einen erneuerbaren (PEB_{ren}) und einen nicht erneuerbaren (PEB_{nen}) Anteil auf.

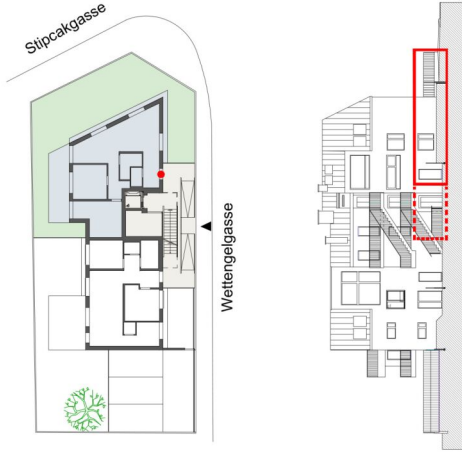
CO_{2eq}: Gesamte dem Endenergiebedarf zuzurechnenden **äquivalenten Kohlendioxidemissionen** (Treibhausgase), einschließlich jener für Vorketten.

SK: Das **Standortklima** ist das reale Klima am Gebäudestandort. Dieses Klimamodell wurde auf Basis der Primärdaten (1970 bis 1999) der Zentralanstalt für Meteorologie und Geodynamik für die Jahre 1978 bis 2007 gegenüber der Vorfassung aktualisiert.

Alle Werte gelten unter der Annahme eines normierten BenutzerInnenverhaltens. Sie geben den Jahresbedarf pro Quadratmeter beheizter Brutto-Grundfläche an.

Dieser Energieausweis entspricht den Vorgaben der OIB-Richtlinie 6 „Energieeinsparung und Wärmeschutz“ des Österreichischen Instituts für Bautechnik in Umsetzung der Richtlinie 2010/31/EU vom 19. Mai 2010 über die Gesamtenergieeffizienz von Gebäuden bzw. 2018/844/EU vom 30. Mai 2018 und des Energieausweis-Vorlage-Gesetzes (EAVG). Der Ermittlungszeitraum für die Konversionsfaktoren für Primärenergie und Kohlendioxidemissionen ist für Strom: 2013-09 - 2018-08, und es wurden übliche Allokationsregeln unterstellt.

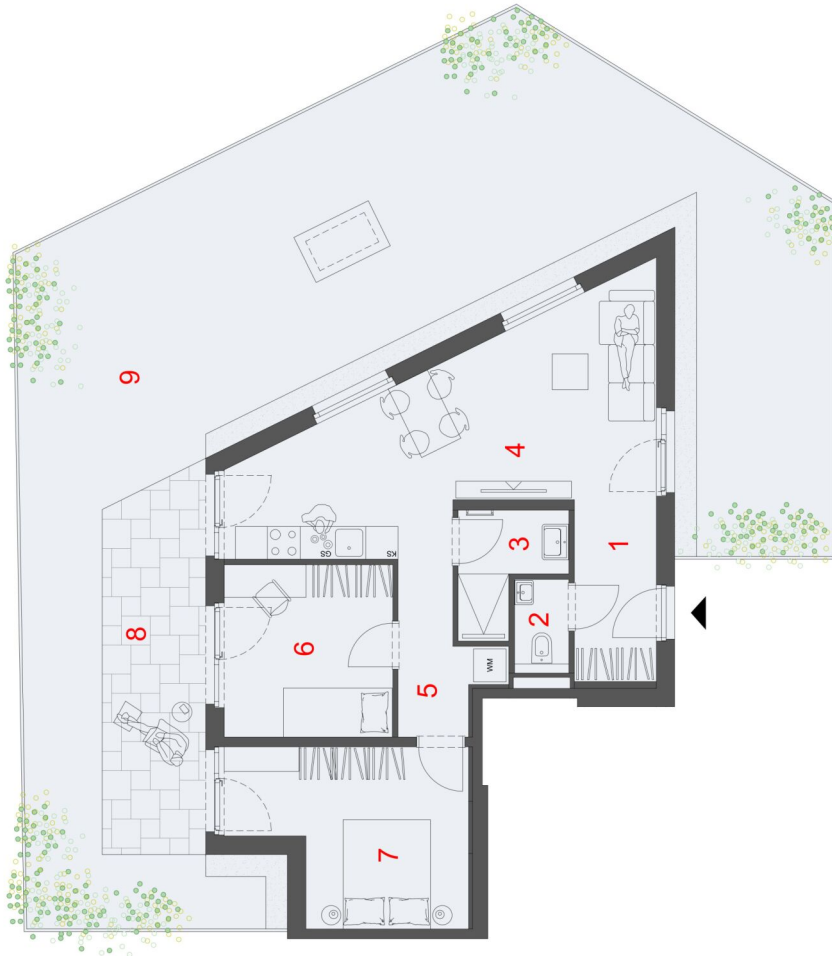
Plan



WETTENGELGASSE 2 - 1230 WIEN
TOP 2 - ERDGESCHOSS

1	VR	ca. 4,87	m ²
2	WC	ca. 1,55	m ²
3	Bad	ca. 3,52	m ²
4	Wohnküche	ca. 23,50	m ²
5	Zimmer 1	ca. 12,41	m ²
6	Zimmer 2	ca. 9,76	m ²
7	Gang	ca. 5,26	m ²
Wohnnutzfläche		60,87	m²
8	Kellerabteil Top 2	ca. 3,36	m ²
9	Terrasse	ca. 12,92	m ²
	Garten	ca. 96,29	m ²
GESAMTFLÄCHE		173,44	m²

RAUMHÖHE ca. 2,51 m



Einrichtungen sind nicht Gegenstand des Vertrages und dienen nur als Vorschlag. Boden und Wandbeläge, Elektro-, sanitär- und sonstige Ausstattung laut gültiger Bau- und Ausstattungsbeschreibung. Die Raum- und Wohnungsgrößen können sich durch die Detailplanung geringfügig ändern. Die in den Plänen vorhandenen Abmessungen sind Rohbaumaße und nicht für die Bestellung von Einbaumöbel verwendbar. Naturmaße erforderlich! Abgehängte Decken und Poterien nach Erfordernis (Abminderung der Raumhöhe).

Unverbindliche Plankopie. Änderungen vorbehalten.
Stand: Mai 2022

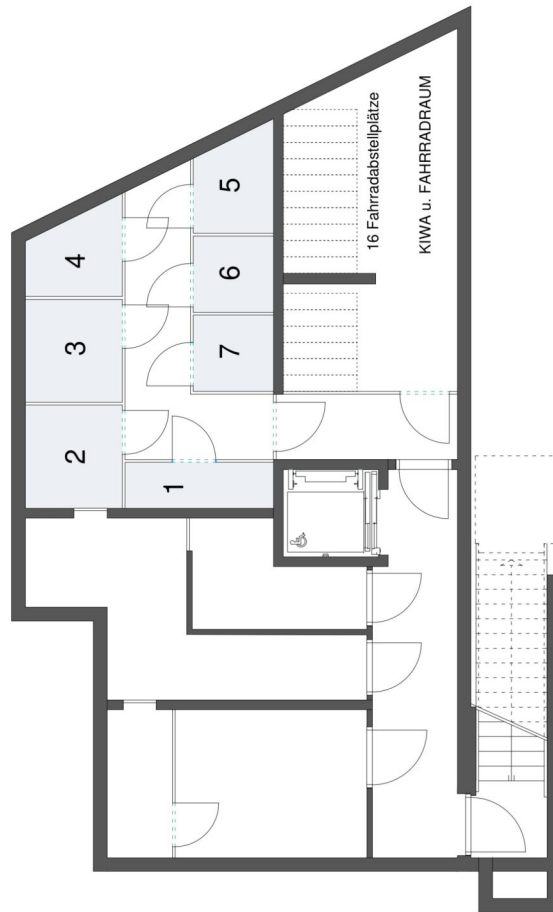
AT 13
STADLER
Stadlergasse 4/1
T: +43 1 93 93 2 07

Plan

WETTENGELGASSE 2 - 1230 - WIEN

UG - KELLERAUFTEILUNG

Wohnung	Geschoss	ER Nr.	Größe
TOP 1	EG	1	2,28 m ²
TOP 2	EG	2	3,36 m ²
TOP 3	OG	3	3,36 m ²
TOP 4	OG	4	2,59 m ²
TOP 5	OG	5	2,56 m ²
TOP 6	DG	6	2,06 m ²
TOP 7	DG	7	2,06 m ²



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Stand: Mai 2022

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I. The Broker as Exclusive Representative of the Landlord

With the introduction of the so-called »Principle of First Instruction« when brokering residential rental properties, the legislator assumes that from 1 July 2023, the broker can usually only agree on a commission with the client who first instructed him. If the broker is initially commissioned by the landlord or by someone authorized by him to do so, he can only agree on a commission with that person. At the same time, the broker will generally refrain from acting as a dual agent in accordance with Section 5 of the Broker Act, but rather expressly declare pursuant to Section 17 of the Broker Act (MaklerG) that he will only act unilaterally on behalf of the landlord not the tenant.

Text of Section 17a of the Broker Act

Brokering of residential property contracts

§ 17 a. (1) If a landlord or a person authorized by him commissions a Broker to broker an apartment rental contract in his own name as the first client, the Broker can only agree on a commission with the Landlord or the person authorized by him.

(2) A broker can only agree on a commission with a client looking for an apartment if the latter has commissioned him as the first client to arrange an apartment rental agreement.

(3) Even with the prospective tenant as the first client, the Broker cannot agree on a commission if

1. the Landlord or the manager has a direct or indirect interest in the company of the real estate agent or in an affiliated company (§ 189 a Z 8 UGB) or can exert influence on this company themselves, through executive officers or through other relevant persons, or if the Broker has a direct or indirect interest in the company of the Landlord or manager or in a company affiliated with this company or can exert influence on this company himself, through executive officers or through other relevant persons, or

2. the Landlord or a person named in Paragraph 1, first sentence, has refrained from concluding a brokerage contract so that the prospective tenant becomes liable to commission as the first client, or

3. the Broker advertises a rental property with the consent of the Landlord or advertises it in another way to a limited group of interested parties.

(4) The Broker must date and record every contract for the brokerage of residential property, in writing or on another durable medium. When asserting a claim for commission, he must explain to the client looking for an apartment that there is no case under Paragraphs 1 or 3.

(5) An agreement is invalid if it

1. obliges the prospective tenant to pay a commission or other service in connection with the brokering or the conclusion of an apartment rental agreement to the Broker who is not entitled to a commission or to the Landlord, or

2. obliges the prospective client to provide another service in connection with the brokering or the conclusion of an apartment rental agreement without equivalent consideration to the previous tenant or to another third party.

§ 27 Tenancy Law (MRG) remains unaffected.

(6) Paras. 1 to 5 and 7 do not apply to the brokering of residential property contracts that are concluded by employers as Tenants in order to provide employees with a service, non-cash or company apartment (Art. 1 para. 2 no. 2 MRG).

(7) If the violation is not already covered by Section 27 (5) MRG, an administrative offence is committed when

1. a broker, or a representative acting on the broker's behalf, agrees, demands or accepts a commission or other service contrary to Paras. 1, 3 or 5,

2. anyone who, contrary to Paragraph 5, agrees, demands or accepts services as a landlord or representative acting on his behalf, as a previous tenant or other third party, or

3. anyone who, acting as a broker, fails to record a brokerage contract in writing or on another durable medium contrary to Paragraph 4,

will be fined up to 3600 euros in the case of Article 1 and Article 2, and with a fine of up to 1500 euros in the case of 3.

II. Rights to withdraw

1. Rescission of contract pertaining to real estate pursuant to Section 30a Konsumentenschutzgesetz ("KSchG") [Austrian Consumer Protection Act]

A client who is a consumer (Section 1 KSchG) and

- has made a contractual statement on the day of the first visit to the premises,
- and if such statement refers to the acquisition of a tenancy right, any other right to use a property or to ownership, namely
- to a flat, a detached (one-family) house or a property suitable for construction of a detached (one-family) house and if
- the same is intended to be used for covering the consumer's own urgent need for accommodation or of that of a close relative;

may declare within one week that he rescinds such contractual statement.

The time period begins to run only when the consumer has received a duplicate of the contractual statement and information regarding the right to rescind the same, i.e. either on the day after he made the statement or, if the duplicate including the information on the right to rescind the contractual statement was delivered later on, at such later point in time. In any case the right to rescind the contractual statement expires not later than one month after the date of the first visit.

Agreements on the payment of a down payment, forfeit money or the like prior to expiration of the period allowed for rescission pursuant to Section 30 a KSchG shall be ineffective.

A statement of rescission regarding a real estate transaction which is addressed to the real estate broker shall also apply to a broker agreement concluded in the course of making the contractual statement. The declaration of withdrawal is not bound to any particular form. The withdrawal period is met if the declaration of withdrawal is sent within the specified period (§ 3 Para. 4 of the Consumer Protection Act).

2. The right to rescind the contract in case of non-occurrence of essential facts or circumstances (Section 3a KSchG)

The consumer may rescind his application for a contract or the contract itself in writing if

- with no initiative of his
- essential circumstances
- that were described by the entrepreneur as being likely
- have not occurred or have only occurred to a considerably smaller extent.

Essential circumstances are

- the necessary cooperation or consent of a third party,
- tax benefits, or
- public aid or a prospective loan.

The period for rescission of the contract is one week after the consumer is able to notice such non-occurrence if he was informed about such right to rescind the contract in writing. In any case, however, the right to rescind the contract will end one month after complete performance of the contract by both parties.

The consumer is not entitled to rescind the contract if

- in the course of the negotiations he knew or was required to have known about such non-occurrence;
- if the right to rescind the contract is negotiated in individual cases (not possible to include in a form); or
- if the contract was adjusted in an appropriate way.

The declaration of withdrawal is not bound to any particular form. The withdrawal period is met if the declaration of withdrawal is sent within the specified period (§ 3 Para. 4 of the Consumer Protection Act).