

ALL INCLUSIVE
Temporary accommodation
+Commission-free and fully equipped

1 price for ALL INCLUSIVE

- Newly renovated apartment
- Temporary accommodation
- Commission-free
- Fully furnished
- Flooded with light
- Close to the main train station
- 38m² compact, ideally divided for 1-2 people
- Short-term rental from a private owner
- 1st floor with elevator

Move in and feel at home

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

The German Version you will find at <https://miete.2ix.at/vermietung.htm>

At <https://miete.2ix.at/> you will find the following as PDFs:

Deutsch	English
Information und Dokumente für die Vermietung Van-der-Nüllgasse 88, 1100 Wien	Information and documents for renting Van-der-Nüllgasse 88, 1100 Vienna
● Anzeige Vermietung - alle Details	● Rental Advertisement - all details
● Bilderrundgang	● Photo-Tour
● Mietvertrag und Hausordnung	● Rental agreement and house rules
● Handbuch "Willkommen"	● Manual "Welcome"
● Umgebung des Hauses	● Surroundings of the house
● Öffentliche Verkehrsmittel in der Umgebung	● Public transport in the area
● Inventarliste	● Inventory list
● Energieausweis	● Energy certificate

OVERVIEW (detailed description and details below):

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

Are you looking for a convenient and comfortable place to stay in Vienna?
Our newly renovated and stylishly furnished apartment offers everything you need for a relaxing stay.
Ideal for professionals, temporary housing, expats, or simply for anyone looking for a flexible living

solution.

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, and household insurance – one price, no hidden costs!
- Fully furnished: 38.15 m² on the 1st floor with elevator access and a basement compartment with 3.65 m², 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 (invested with interest - you will receive a confirmation - and refunded including interest upon proper return)
- Payment in advance for the entire term by bank transfer or cash (no proof of income required). You will, of course, receive a correct invoice and payment confirmation. This will be taxed by my tax advisor.

I rent my apartment in 6-month installments.

If you require further accommodation, we can gladly conclude a new rental agreement for an additional 6 months in good time.

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

THE APARTMENT:

- Light-filled, bright 2-room apartment with sun until 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 160cm 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 housing 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!

Franz Josef Weihs

Tel. 0676 555 99 42

[E-Mail \(click\)](#)

----- 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."

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

- Price: €1,111 per month
- Security deposit: €3,333 (invested with interest - you will receive a confirmation - and refunded including interest upon proper return)
- Payment in advance for the entire term by bank transfer or cash (no proof of income required). You will, of course, receive a correct invoice and payment confirmation. This will be taxed by my tax advisor.

I rent my apartment in 6-month installments.

If you require further accommodation, we can gladly conclude a new rental agreement for an additional 6 months in good time.

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

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 2 people according to e-control. A 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 2 people according to e-control. Any significant excess will be charged at 15 cents (gas and utility costs).

- Cold water costs
- Unlimited internet 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 contract must be made out to the owner of the property in this case).
- General operating costs
- Household operating costs
- Boiler maintenance
- Complete furnishing and equipment of a typical household - see below.

This is THE APARTMENT – a bright, comfortable, and open feeling thanks to high windows and 2.9-meter-high ceilings

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

Apartment with 38.15 m² on the 1st floor with elevator and basement compartment with 3.65 m²

- 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 160cm 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 FURNISHINGS – you only need to bring your personal suitcase

The apartment has been restored and is fully furnished – open and bright

- Entrance hall and custom-built EWE fully equipped kitchen with stove (ceramic hob, oven, extractor hood), refrigerator with freezer, dishwasher, washing machine, all utensils such as dishes, cutlery, glasses, toaster, pots, pans, kettle, two different coffee machines, etc.
- Separate toilet with sink, towels, floor mat, and fan extractor
- Bathroom with shower, fan extractor, mirror 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, chest of drawers/sideboard with many 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 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 see <https://miete.2ix.at/inventory.pdf>
- 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 IDEAL LOCATION OF THE HOUSE - 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 transport (especially U1, 11, 7A, 15A, 65A, 66A, 67, N65, N66, O) are easily accessible on foot, and

Vienna Central Station and Matzleinsdorfer Platz Station (all rapid transit lines) are easily accessible by bicycle and public transport.

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

The location is ideal for people who enjoy the lively and cultural offerings of the city and also love nature.

- The Wienerberg recreation area (natural, pond, sidewalks, hilly) can be reached on foot in 15 minutes, by bike in 6 minutes, and by tram in 9 minutes.
- The Laaerbergbad / Laaer Berg Public Park is 8 minutes away by bike and 21 minutes by public transport.
- The Laaer Wald recreation area is 7 minutes away, the Löwygrube park is 8 minutes away, and the Bohemian Prater is 10 minutes away by bike.
- The Oberlaa spa park (volleyball court, skate park, animal enclosures, play 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 13 minutes away on foot, 7 minutes by public transport, and 3 minutes by bike.
- The shopping street/pedestrian zone is 16 minutes away on foot, 4 minutes by bike, and 10 minutes by tram.
- The Matzleinsdorfer Platz station (all rapid transit lines) can be reached by public transport in 18 minutes and by bike in 7 minutes.
- The main train station (Local and long-distance rail services and all rapid transit lines, including those to Schwechat Airport) are 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 at <https://miete.2ix.at/umgebung.pdf> marked on the map so that you can get the most realistic picture possible of the house's location.

THIS APARTMENT IS WELL SUITABLE FOR:

- 1-2 people
- Expats / Expatriates
- Professional stay in Vienna
- Newcomers to Vienna
- Temporary accommodation until the permanent apartment 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 instead of a hotel room – and it's cheaper too.

DO YOU HAVE HANDSHAKE QUALITY?

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

Please also read the rental agreement at <https://miete.2ix.at/rentalagreement.pdf>.
Do you agree with this?

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!

Franz Josef Weihs
Tel. 0676 555 99 42
[E-Mail \(klick\)](#)

Copyright © seit 1. August 2005 bei
Franz Josef Weihs - Tel. 0676 555 99 42 - [E-Mail \(klick\)](#)