

2 ROOM APARTMENT, 1050 VIENNA

Roof-Top-Studio54 @ Margareten Vienna

Object number: NNUD1

View and rent online

Period	26/11/ - 26/12/2026
Number of persons	2
Total incl. VAT.	€ 2.178,06
Security deposit	€ 1.700,00

Modern design, clean lines and high-quality materials as well as attention to detail characterize the "Roof-Top-Studio54 Margareten". Well thought-out room layout, main rooms flooded with sunlight and a generous outdoor area are the main features.

Living space
46m²

Maximum occupancy
3 Persons

Complete accommodation
1 Private bathroom 1 Separated bedroom

7. floor
Elevator available

Check-in
10:00 - 20:00 Clock

Check-out
08:00 - 13:00 Clock

Sleeping options

Sleeping room


1x Double bed (1,60 m x 2 m)


1x Sofa bed (1 person)

Descripiton of accommodation

Simple design, clean lines and high-quality materials as well as attention to detail characterize the sun-flooded "Roof Top Studio54 Margareten".

The coziness comes here in no way too short. This beautiful 2-room design apartment with open kitchen and an outdoor area of about 14m2 is located on the top floor of a 7-story building and is perfect for a single person or a couple. The quiet oasis "Chillax-Area /Terrazza" is directly accessible from the bedroom as well as from the living room.

This first-class attic apartment in courtyard quiet location is barrier-free easily accessible by elevator. You enter the apartment and are immediately enchanted by this great divided apartment. The apartment has an entrance hall, a small but nice storage room, a toilet with modern sink as well as modern toilet facilities, an open kitchen in the living room with work area, a bedroom with high-quality double bed, a comfortable TV couch, a walk-in closet space towards the bathroom, where a cozy bathtub awaits you after a busy day. A top-loading washing machine and a towel radiator may not be missing in the equipment of course and are also newly acquired.
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On the extremely spacious outdoor area you can expect a lot of light, a wonderful view into the green interior of the spacious area and above all peace and seclusion from the noise of the street. Here you can retreat from the hustle and bustle of the big city and let your mind wander. For this purpose there are two comfortable seats ready for you. The whispering and rustling of the leaves of the old trees in the courtyard will calm you down and accompany you during your home office activities. Sun worshippers will certainly not miss out here either - the two available loungers make sure of that.

The eat-in kitchen with direct access to the outdoor area is already flooded with sunlight in the morning - perfect for enjoying a leisurely breakfast at the kitchen bar or on the comfortable dining/work table. This very special kitchen, provided in "stainless steel design", invites also in the evening to conjure up a menu or two or to enjoy an aperitif at the kitchenbar. The sun illuminates the two main rooms all day and warms them naturally in winter. The entire apartment is warmed by central heating with new radiators.

Highlights:
- renovated in summer/fall 2022
- perfect connection to the public transport network (subway, bus lines)
- flooded with sunlight - through two large floor-to-ceiling window fronts (3x2 meters each)
- direct access to the outdoor area from the kitchen-living room as well as from the bedroom

- beautiful outdoor area (Chillax-Area/Terrazza) for example for undisturbed home office activities, for breakfast, chilling out, reading or sunbathing
- new sanitary facilities
- new, fully equipped kitchen in "stainless steel design" (Illy coffee machine, microwave, oven, stove, refrigerator and basic equipment of glasses, plates, cutlery, cooking utensils etc.)
- WLAN internet connection
- TV SET
- kitchen radio
- all living rooms equipped with high-quality oak parquet (country house floorboards, white oiled, planed)
- enough space for home office activities
- separate bathroom and WC
- intercom system
- passenger elevator
- iron & ironing board
- one of the cheapest gas stations in Vienna is located "just around the corner
- doctor's office (general practitioner) in the house
- stores for daily needs like bakeries, pharmacies, tobacconists, post office, hairdressers as well as the most famous food chains
grocery chains (Spar, Hofer, Billa, Lidl) within a 5-minute radius
- many gastronomic establishments such as bars, pubs, restaurants with international flair also within walking distance
- the popular Naschmarkt (fresh fruit and vegetables and international specialties) and the 1st district are within a few minutes away
- two subway stations (Margareten Gürtel and Pilgramgasse) in the immediate vicinity - further stations are currently under construction (project U2xU5)
-underground parking space on request (additional costs according to availability)

Equipment & Features

Basic equipment

- Terrace
- Music system/docking station
- Private washing machine
- Bedclothes
- Private toilet
- Vacuum cleaner
- Cleaning utensils
- Internet/Wifi
- TV
- Community washing machine
- Towels
- Garage
- Iron & ironing board
- Hairdryer

First supply

- Toilet paper
- Soap
- Fridge filling on request
- shampoo
- Nespresso capsules

Kitchen

- Private kitchen
- Glasses/Tableware
- Filter coffee
- Cooking utensils
- Espresso machine
- Dishwasher

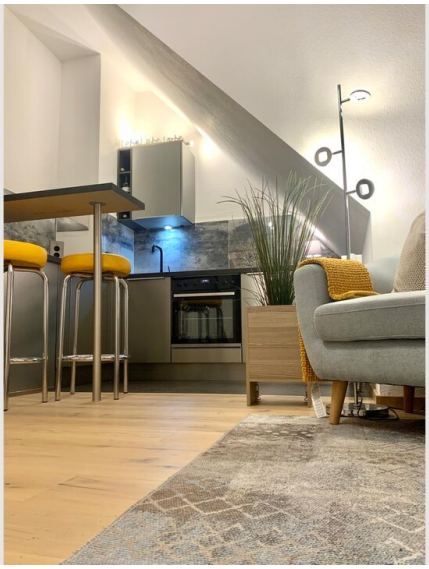
Informations

- Smoking not allowed
- Pets on request
- Bicycle room free of charge
- Desk/Workplace
- Regular cleaning at extra cost

Picture gallery

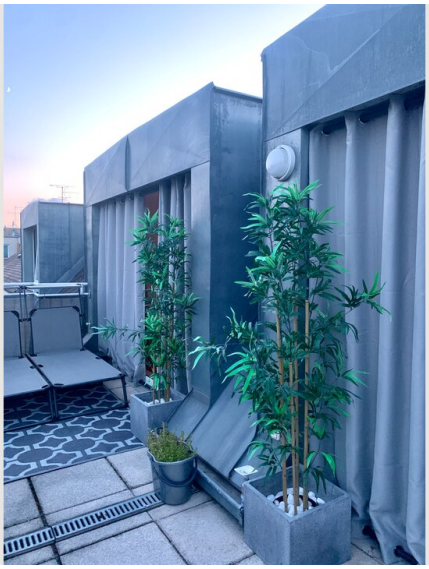


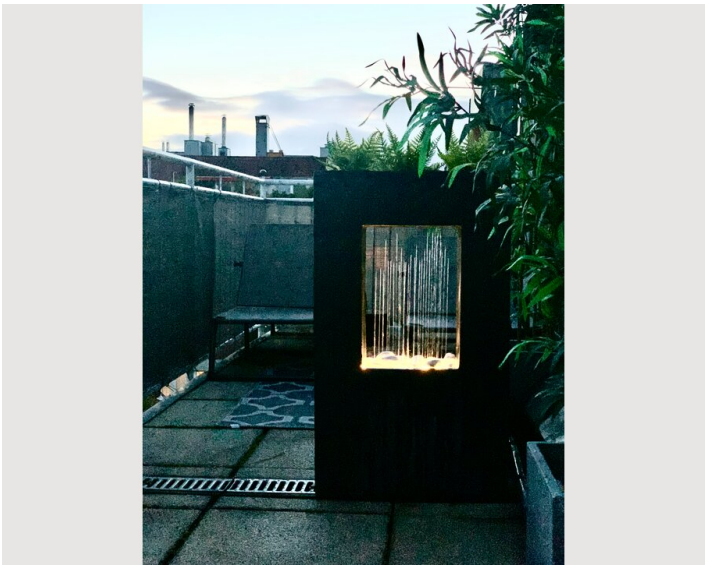


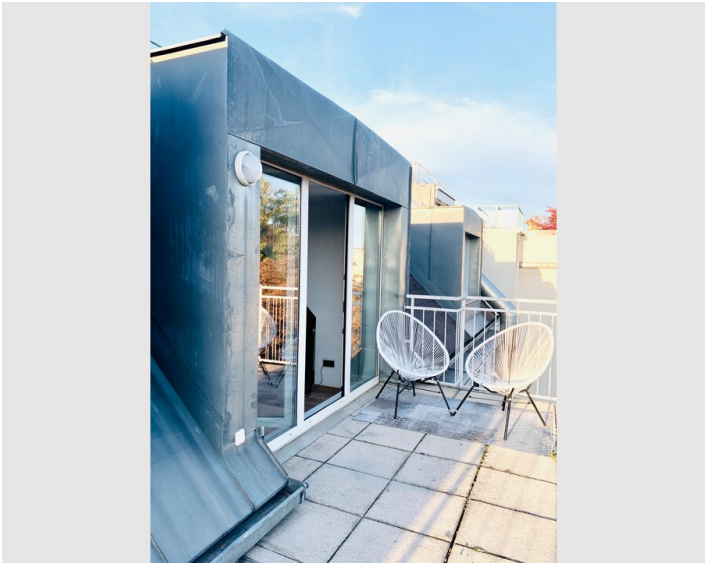


















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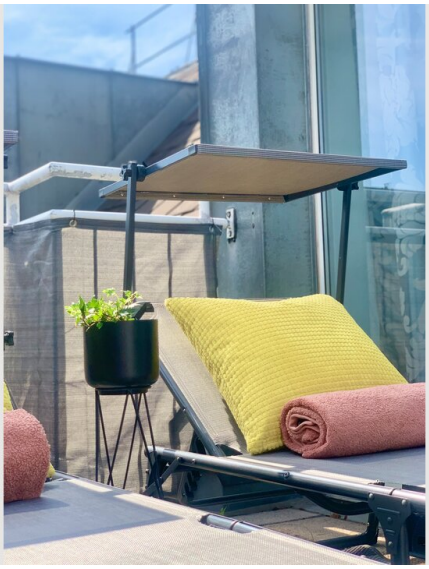




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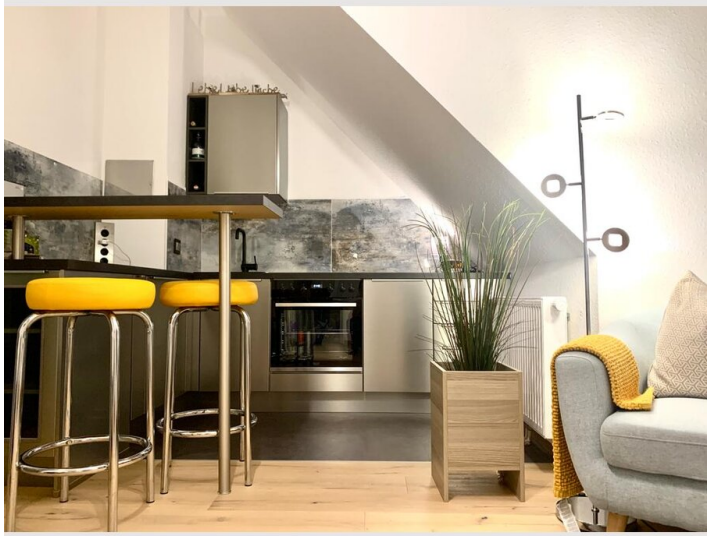




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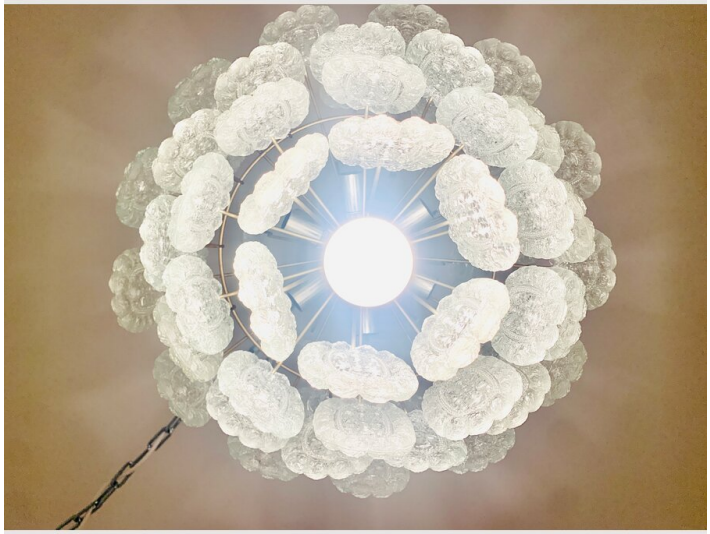

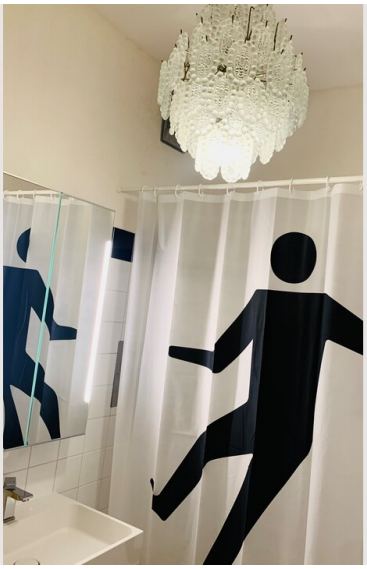





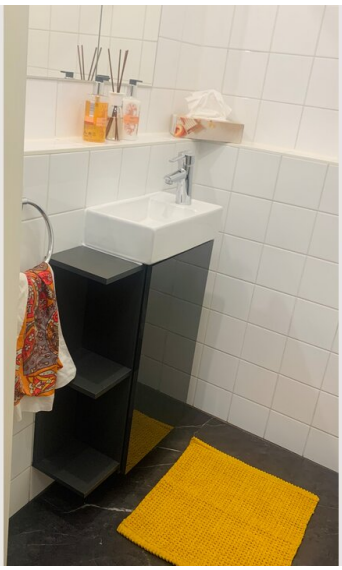





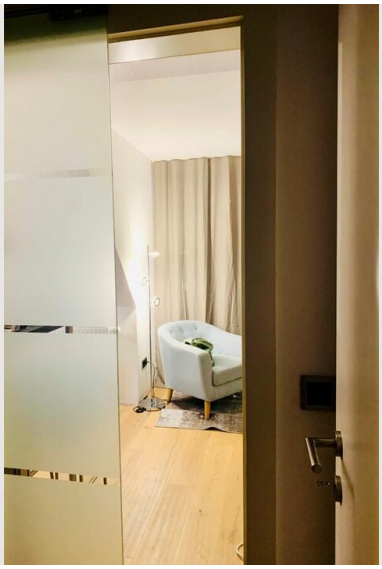









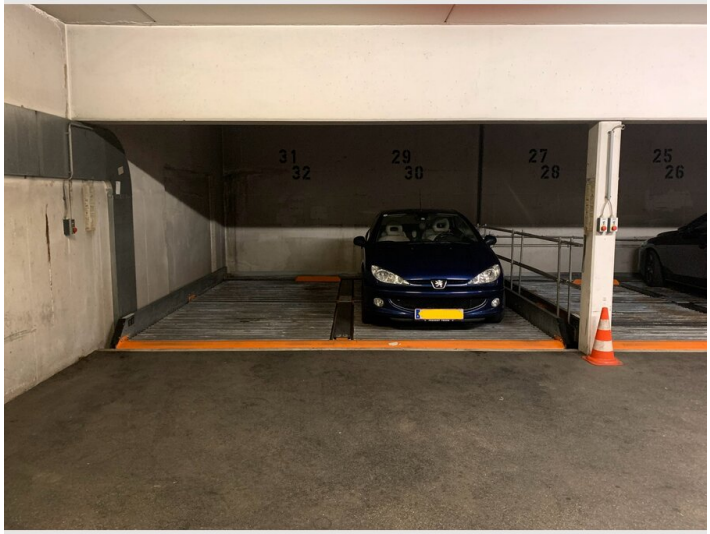
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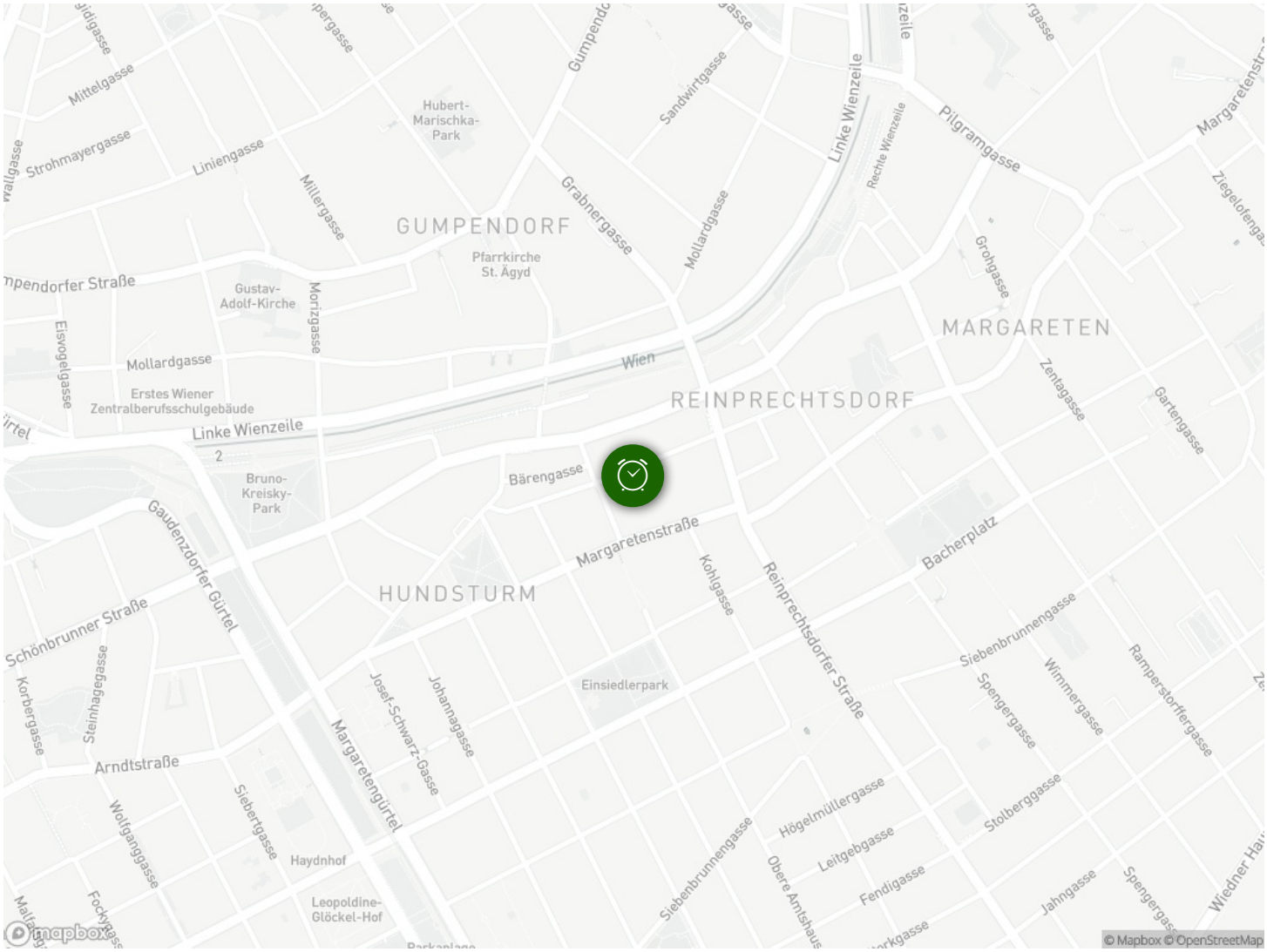
Infrastructure

Stephansdom - 23 minutes

- Doctor - situated in the building
- Hofer 210m
- Billa 170m
- Spar 160m
- Bakery 170m
- Post Office with ATM 210m
- Gas station (very cheap) 200m
- Subway U4 Pilgramgasse 590m
- Restaurants from 200m
- Mariahilferstraße 1,8km or 18min walk
- Kärtnerstraße 15min
- Austrian State Opera 13 min
- Schönbrunn Palace 20 min
- Zoo Schönbrunn 25 min
- MAK (Museum of Applied Arts) 20 min
- Natural History Museum 20 min
- Museum of Art History 20 min
- Museum Quarter 25 min
- "Haus des Meeres" 15 min
- Vienna City Hall Square 25 min
- Austrian Parliament 25min
- City Park with Theseus Temple 25 min
- Hofburg 20 min
- Heroes' Square 18 min
- Graben 25 min
- "Palm House" 22 min
- "Volksope"r 30 min
- Central Station 25 min
- Westbahnhof 20min
- Airport / Wien-Schwechat with CAT(City Airport Train 45 min)
- Fast Food @ McDonalds Pilgramgasse 750m
- Fast Food @ Burger King Gaudenzdorfer Gürtel 1000m
- Fast Food @ KFC Mariahilferstraße 1500m
- Fast Food @ XXX-Lutz Restaurant 1300m
- Naschmarkt with subway from Pilgramgasse - one stop
- Ernst Happel Stadium - 40 min
- "Votivcurch" 30 min
- Vienna Prater 30 min
- "Hermanns Beach" bar 20 min
- "Urania" Observatory 20 min
- Restaurant "Motto am Fluss" 16 min
- "Franz Josefs Kai" 16 min

Location



Mittelgasse
Strohmayergasse
Liniengasse
Hubert-Marischka-Park
Millergasse
GUMPENDORF
Pfarrkirche St. Ägyd
Grabnergasse
Sandwirtgasse
Mollardgasse
Linke Wienzeile
Rechte Wienzeile
Pilgramgasse
Grohgasse
MARGARETEN
Gustav-Adolf-Kirche
Morizgasse
Eisvogelgasse
Mollardgasse
Erstes Wiener Zentralberufsschulgebäude
Wien
REINPRECHTSDORF
Zentagasse
Gartengasse
Linke Wienzeile
Bärengasse
Bruno-Kreisky-Park
Gaudenzdorfer Gürtel
Margaretenstraße
Kohlgasse
Reinprechtsdorfer Straße
Bacherplatz
HUNDSTURM
Schönbrunner Straße
Korbergasse
Steinhagegasse
Einsiedlerpark
Siebenbrunnengasse
Spengergasse
Wimmergasse
Ramperstorffergasse
Josef-Schwarz-Gasse
Johannagasse
Margaretengürtel
Arndtstraße
Wolfganggasse
Siebertgasse
Haydnhof
Leopoldine-Glöckel-Hof
Siebenbrunnengasse
Obere Amtshaus
Högelmüllergasse
Leitgebgasse
Fendigasse
Stolberggasse
Jahngasse
Spengergasse
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