



2 ROOM APARTMENT, 1120 VIENNA

## STYLISH LOF IN INDUSTRIAL DESIGN

Object number: 1

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<b>Period</b>	15/12/2025 - 15/01/2026
<b>Number of persons</b>	2
<b>Total incl. VAT.</b>	€ 1.988,28
<b>Security deposit</b>	€ 1.500,00

The loft is a bright, spaciouly laid out and tastefully furnished apartment with industrial design. Its glass and steel elements let in an abundance of light, and the terrace invites to relax in the fresh air.



### Living space

60m<sup>2</sup>



### Maximum occupancy

4 Persons



### Complete accommodation <sup>?</sup>

1 Private bathroom 1 Separated bedroom 1 Living-Sleepingroom



### 1. floor

Elevator available



### Check-in

14:00 - 20:00 Clock



### Check-out

14:00 - 20:00 Clock

## Sleeping options

### Sleeping room



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



1x Children/baby bed

### Living and sleeping



1x Sofa bed (2 persons)

## Descripton of accommodation

### LOFT

The loft is located in the building of a former shoe factory, which renders it a particular flair. It is an impressively open and spacious apartment with 3.5-meter ceilings. The steel beams, a sign of quality and durability, are the same as those that saw the factory workers hammering here 130 years ago. After a comprehensive renovation the loft meets the requirements of our day, while preserving its original design.

The quiet apartment facing an inner court has an elevator with a step-free access, a terrace to relax and enjoy the fresh air, a multimedia station with TV and internet connection.

## Equipment & Features



### Basic equipment

- Terrace
- TV
- Bedclothes
- Private toilet
- Internet/Wifi
- Private washing machine
- Towels
- Hairdryer



### First supply

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



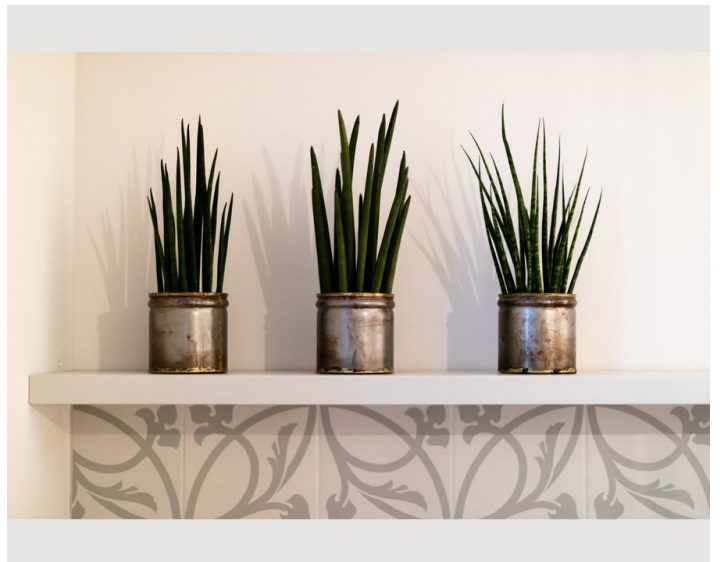
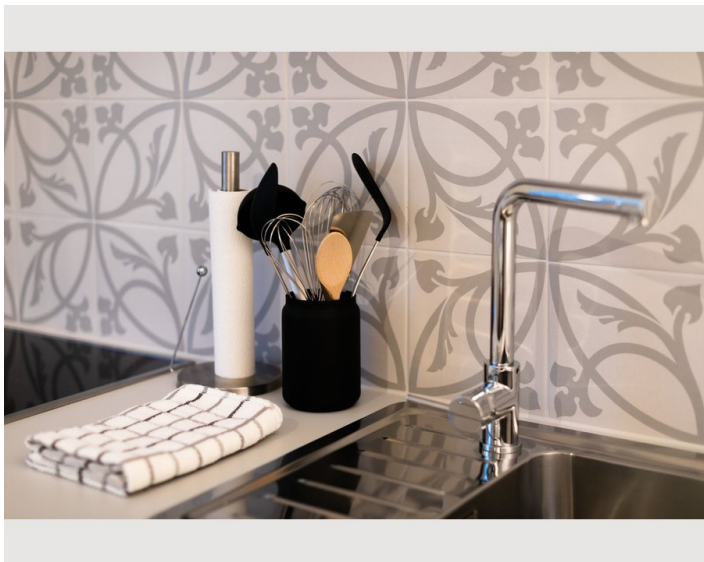
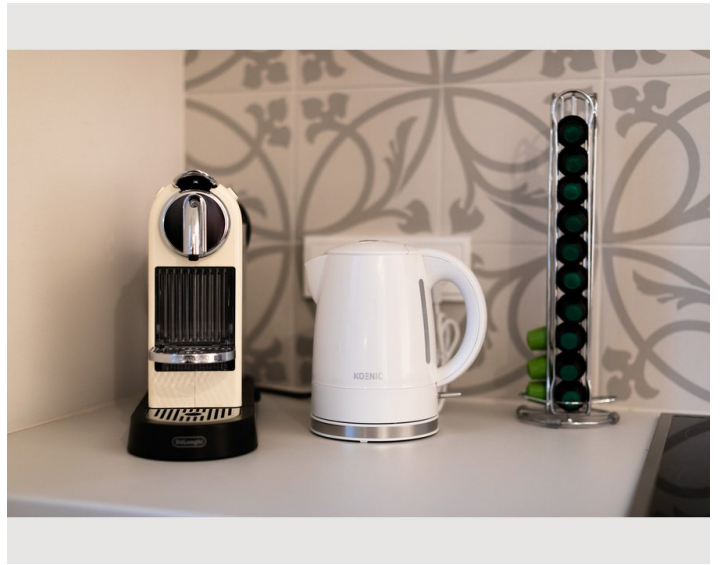
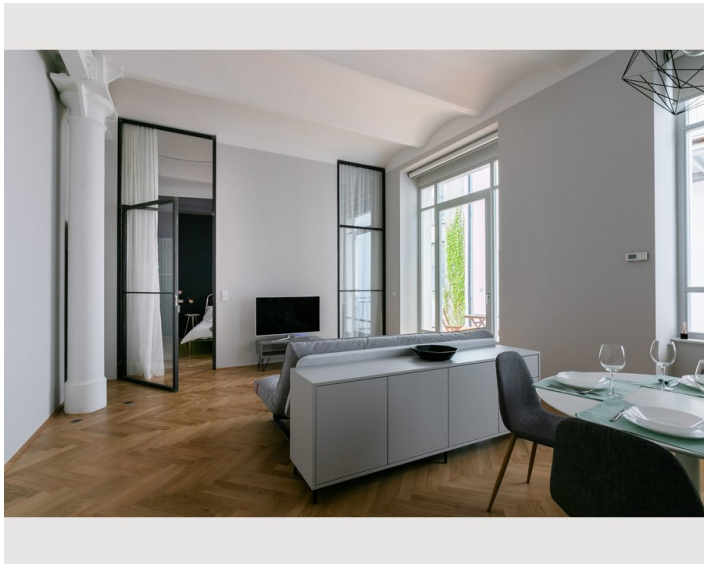
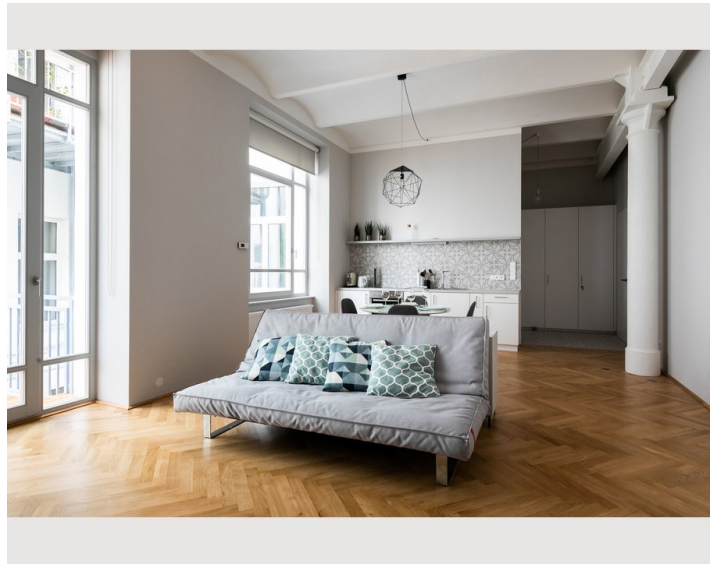
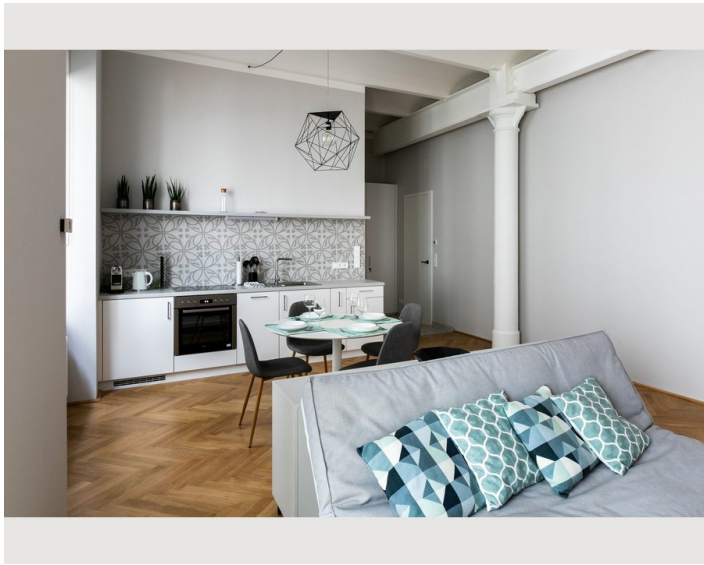
### Kitchen

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

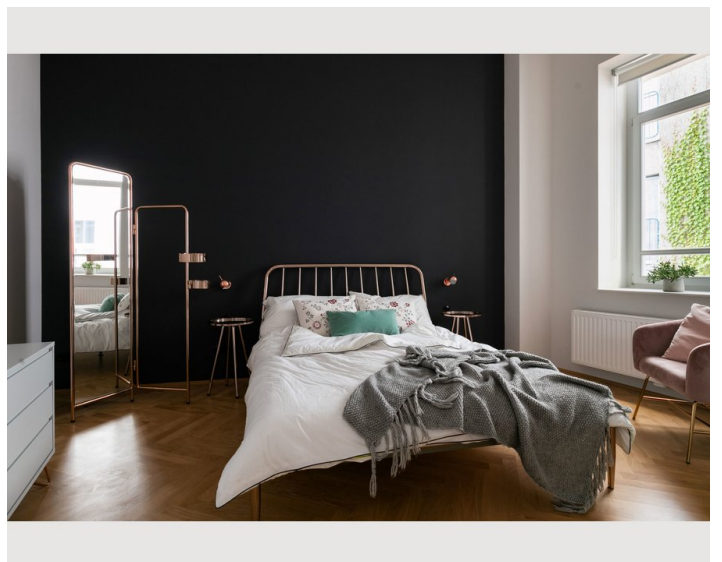
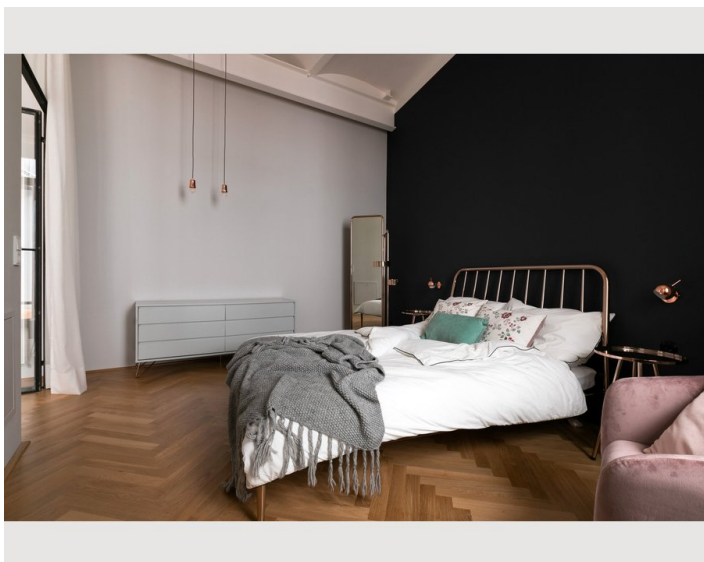
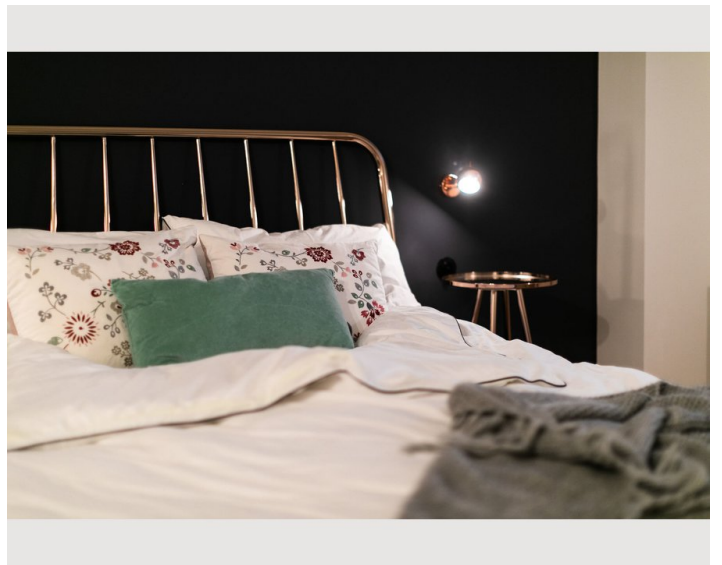
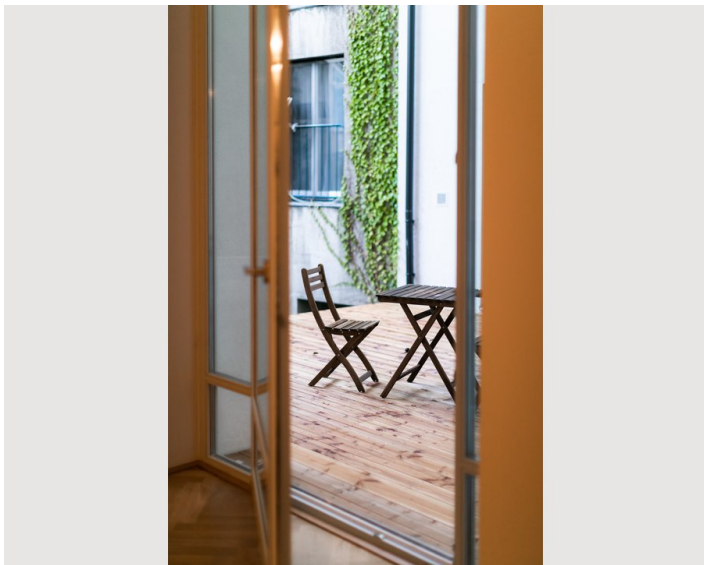
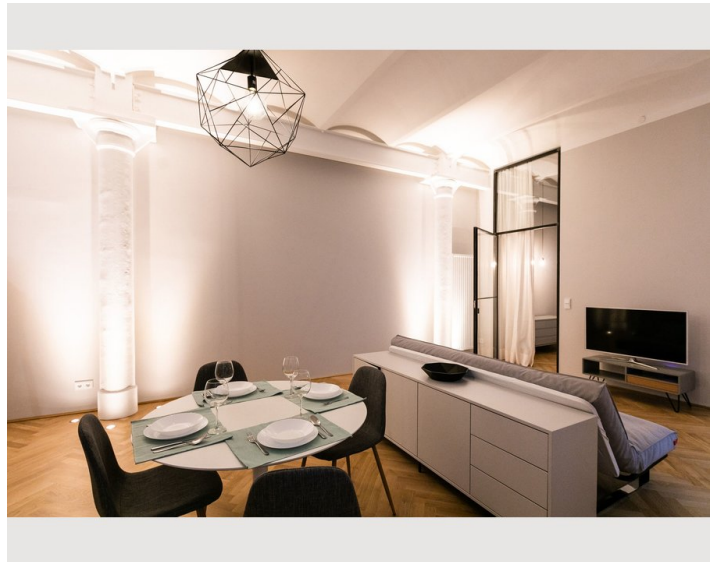
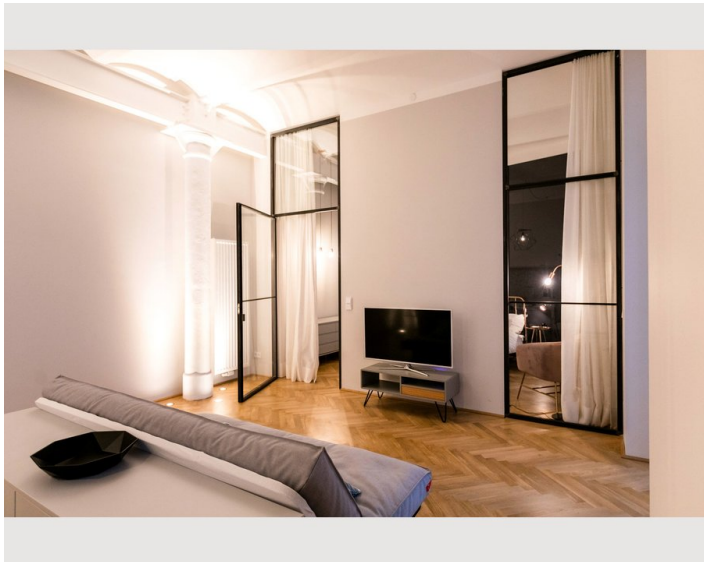
## Informations

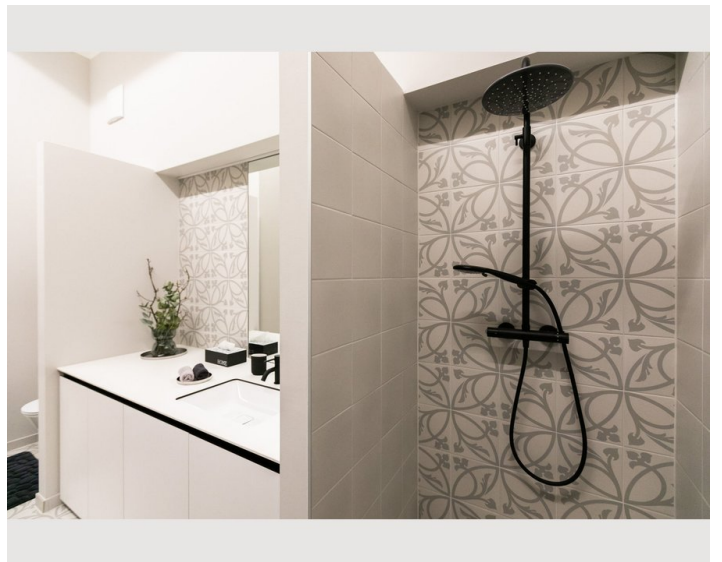
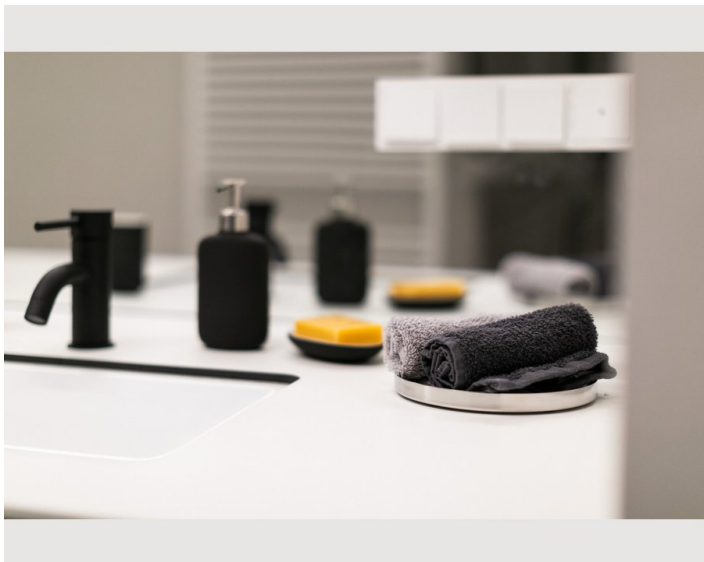
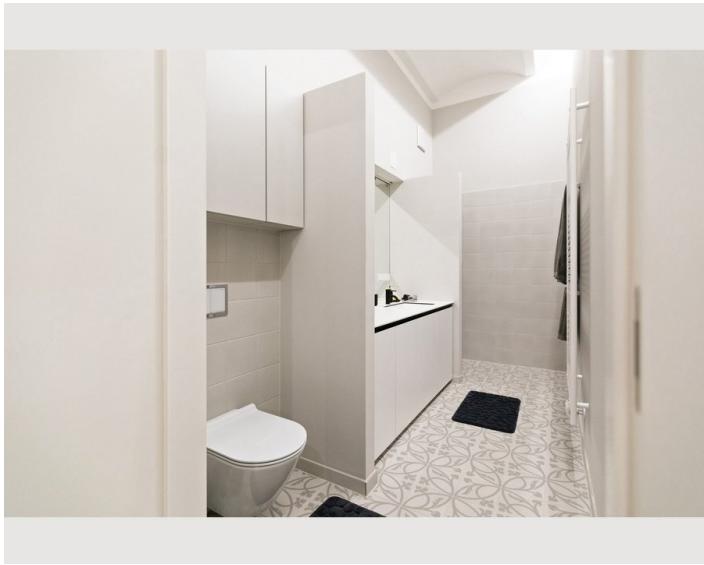
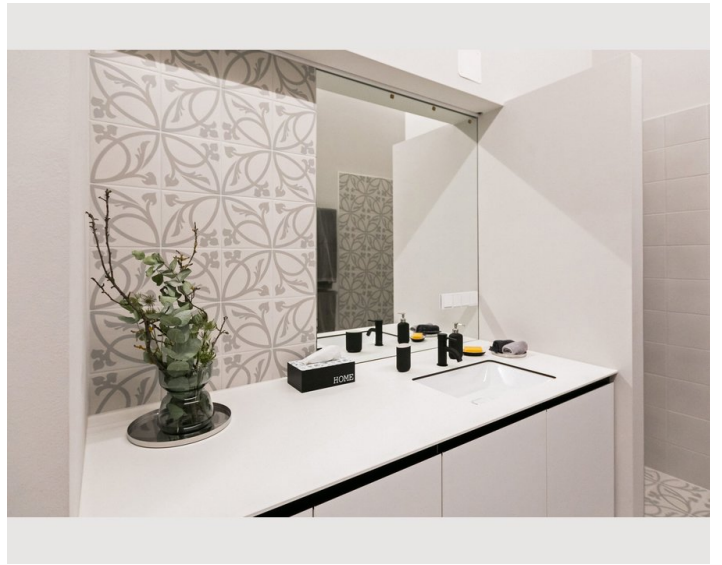
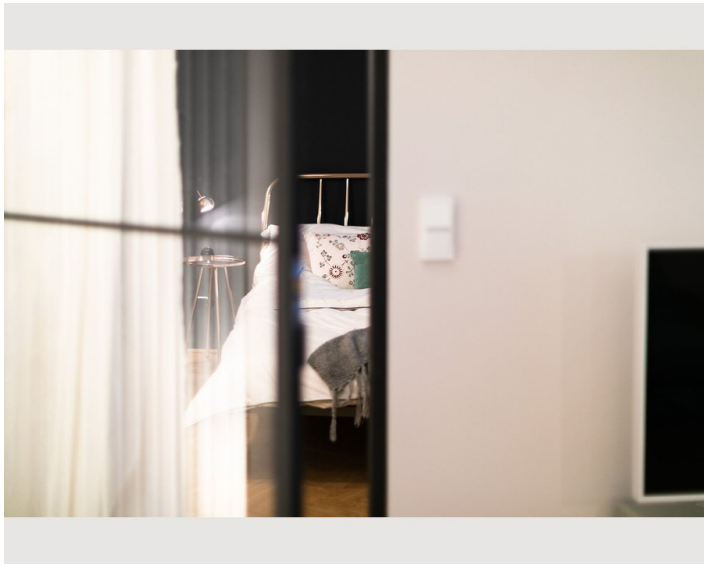
- Suitable for construction workers
- Smoking not allowed
- Private entrance
- Regular cleaning at extra cost
- Suitable for children
- Short-term parking zone subject to a charge
- Pets on request
- Bicycle room free of charge

## Picture gallery














## Infrastructure

 Bus 12A in front of the building; Tram 6 and 18 within a 5-minute walk

 30 min by car

 U4 and U6 underground line within a 5-minutes walk

 Hofer, Billa and dm are within 200 m available

 only 2 tube stations far away

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## OPTIMAL LOCATION

The Meidling district has enjoyed an enormous upswing in recent years. The green, quiet area around the former shoe factory is particularly attractive. This part of the Meidling district with excellent infrastructure and an artists' quarter is a recognised up-and-coming area of the city.

The Meidlinger market known for its culinary art is only a few minutes' walk away. The "Wirtschaft am Markt" featured in Fallstaff 2020 and Gault Millau restaurant guides offers traditional Austrian cuisine of the highest quality. Doctors, supermarkets and a pharmacy are also in the walking distance from the apartment.

A cycle path into the city centre passes right by the building, and the famous Naschmarkt is within 5 minutes of cycling (and also accessible by the U4 underground line). Another nearby attraction is the Schönbrunn park and palace. During the monarchy period the shoe factory delivered its products to the imperial palace. Today, locals go to the park for a run, to swim in the open-air swimming pool "Schönbrunnerbad" or simply to relax.

## PRACTICAL TRANSPORT CONNECTIONS

The loft is advantageously located within a 5-minute walk to two underground stations: Längenfeldgasse on the U4 and U6 lines, and Margaretengürtel on the U4 line. In addition, the bus 12a stops in front of the building. Another convenience is the proximity of the Meidling train station, as well as a short ride by the tram 18 to the main train station (Hauptbahnhof), which offer numerous regional and international train connections.

For an easy escape from the city the key transport arteries are in the close proximity, including a quick access to the southern and western motorways, and access to the destinations north and east of Vienna via the south-eastern bypass. Vienna's international airport Schwechat is approximately 30 minutes by car.

Transport connections:

- Längenfeldgasse on the U4/U6 underground line and Margaretengürtel on the U4 underground line
- Trams 6 and 18
- Bus 12A
- One underground stop to the train station Meidling
- For guests arriving by car, the apartment is located on the western entrance into Vienna (A1 motorway) close to the Gürtel road. Multiple parking options are available in the area subject to parking fees between 09:00 and 19:00 from Monday to Friday.



## Location

