



2 ZIMMER WOHNUNG, 1150 VIENNA

## Cosy 64 m2 in quiet residential area close to Westbahnhof and Schönbrunn

Object number: BIQV1

[View and rent online](#)

Come home into the comfort of a spacious living room kitchen, a generous bathroom and a cosy bedroom. Within 10 min walking distance you reach Westbahnhof and Vienna's biggest shopping street, within 15 min you are right at Schönbrunn castle.

<b>Period</b>	19/07/ - 19/08/2025
<b>Number of persons</b>	2
<b>Total incl. VAT.</b>	€ 2.019,96
<b>Security deposit</b>	€ 1.500,00



### Living space

64m<sup>2</sup>



### Maximum occupancy

3 Persons



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

1 private bathroom 1 Separated bedroom



### 2. floor

Elevator available



### Check-in

14:00 - 23:00 Clock



### Check-out

07:00 - 11:00 Clock

## Sleeping options

### Sleeping room



1x Double bed (1,80 m x 2 m)



1x Children/baby bed

## Descripton of accommodation

The 64 sm flat is devided into an inviting entrance area leading doorlessly into the living room kitchen, a bathroom with a seperated toilet behind it and the bedroom behind the living room. Being courtyard sided the apartment is extremely quiet and free from trafic noise. The yew tree infront of the windows provides a natural protection from the outside world. It gives a feeling of comfort in the winter and prevents the rooms from heating up in the summer. The whole space is a laywoman's craftsmanship which endoorses the unique charme of the flat. Outline, flooring, tiling and a lot of the furnituring are the product of a three year love project resulting in this overall impression. The massive birchwood flooring gives a feeling of connectedness, its white lye and soap treatment make walking on it soft and soothing and the rooms bright. The light blue and white art nouveau tiling in the bathroom combined with the strong red mosaic shower impress a sunrise feeling on an everyday basis. The soft colours of the furniture give the flat a lightnes, contured by the colourfull carpets, pictures and harder black and grey lines of the lamps that contrast with safeness and groundedness. The living and kitchen area are furnished and equiped in a way for you to choose to enjoy solitude, to work or to envite colegues and friends for dinner. The TV can be placed either in the living room or the bedroom. With the shower and the bathtub you also have options to choose the pace of your day to be quick or relaxing.

## Equipment & Features



### Basic equipment

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



### First supply

- Toilet paper
- Soap
- shampoo
- Nespresso capsules



### Kitchen

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

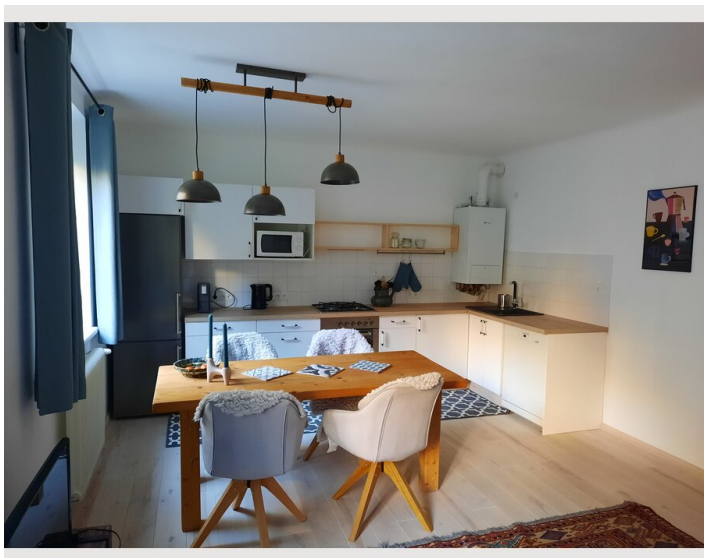
## Informations

- Suitable for children
- Desk/Workplace
- Pets forbidden
- Bicycle room free of charge
- Smoking not allowed
- Private entrance
- Regular cleaning at extra cost

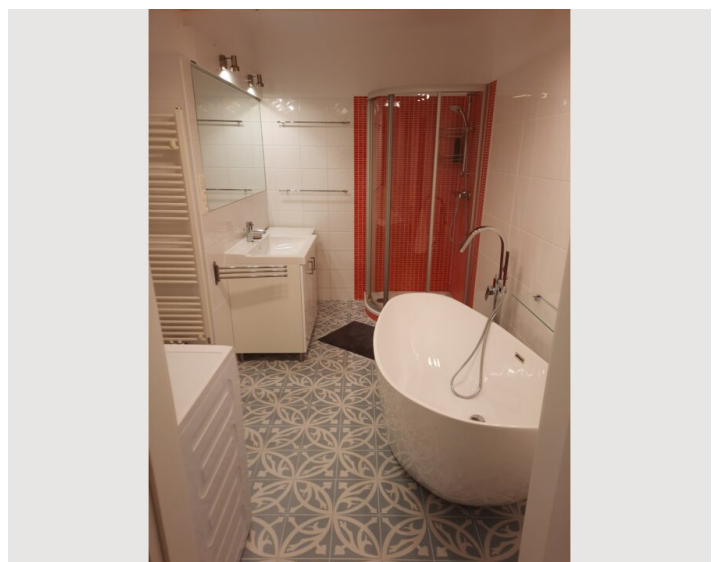
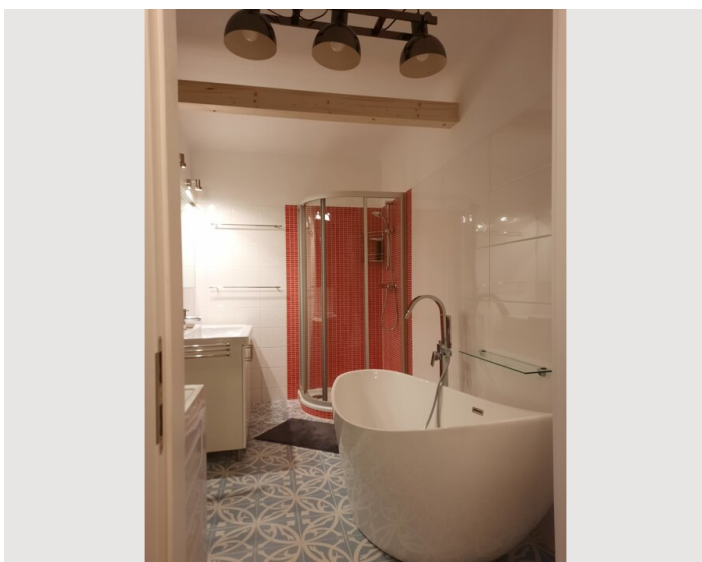
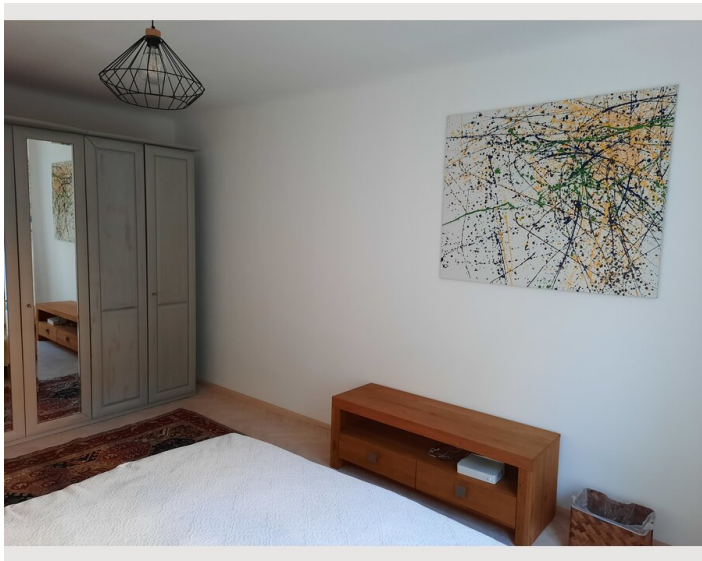
## Picture gallery

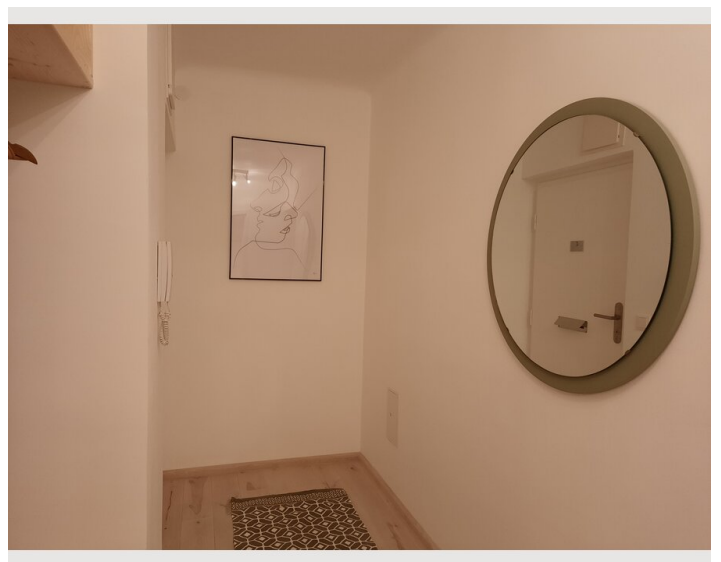
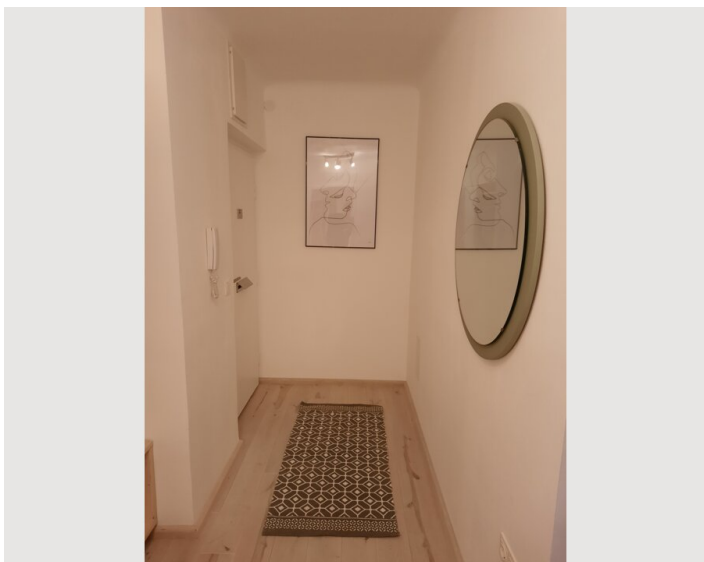
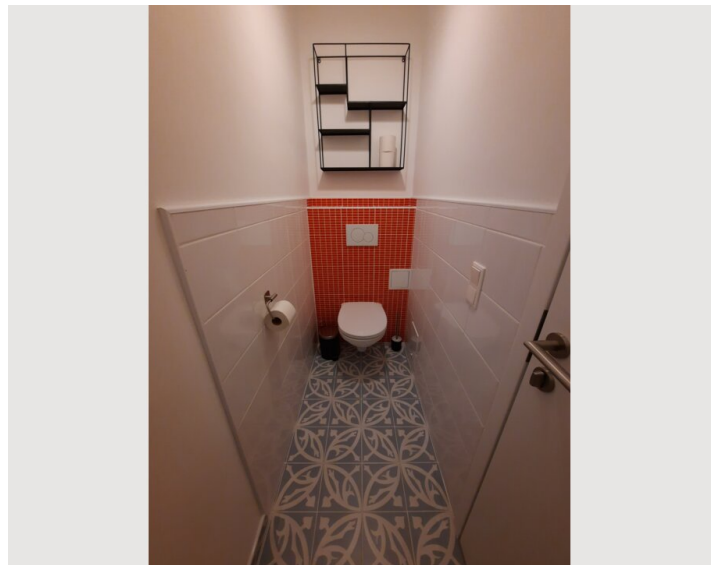
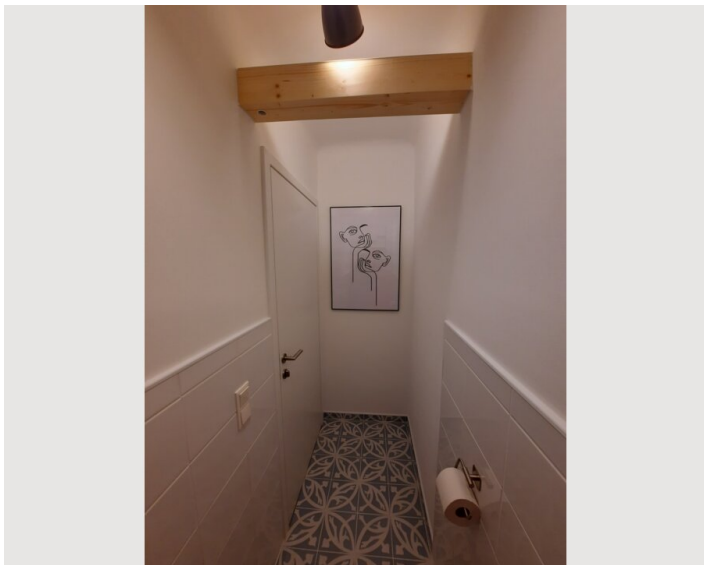



























## Infrastructure

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|  Westbahnhof, U6, U3, tram 5, 6, 18, 49, 52, 60, national and international trainstation. 10 min walking distance |  Billa supermarket, äußere Mariahilfer Straße. 8 min walking distance. |
|  Gumpendorferstraße, underground 6, tram 18 and 6, bus 57 a. 5 min walking distance                               |  Museumsquartier. 20 min with bus 57a or U3.                           |
|  Mariahilfer Straße/Geibelgasse, tram 52 and 60, bus 12a. 4 min walking distance                                  |  Lidl, Gumpendorferstraße. 7 min walking distance.                     |
|  Gumpendorferstraße, bus 57 a. 5 min walking distance.  |  45-50 min with underground and regional train.                        |
|  Mariahilfer Straße/Geibelgasse, bus 12a. 5 min walking distance.   |  Margaretengürtel, U4, tram 6 and 18. 9 min walking distance           |
|  Spar supermarket, äußere Mariahilfer Straße. 4 min walking distance  |   |

The apartment is surrounded by numerous supermarkets and discounters. The next Spar is being reached in 4 minutes on foot, Billa in 3 minutes, Penny in 8 minutes and Lidl in 7 minutes. There are also many small international grocery stores and old handicraft, technology and media shops on the outer Mariahilfer Straße, as well as a 1 -Euro shop right on the corner. The nearest pharmacy is a 4-minute walk away, also on the outer Mariahilfer Strasse. With the trams 58 and 60 you are immediately on your way, the station Geibelgasse is only 4 minutes walking distance. In 5 minutes you can get to the Gumpendorfer Straße station and thus to the lines U6, trams 18 and 6 and the bus 57a, which goes directly to the center. You can walk to the Westbahnhof in 10 minutes and are therefore connected to the Austrian railway network, the U6, the U3 and numerous trams. The Westbahnhof/ Europaplatz was converted into a mall with many restaurants and shops for every need, a City Ikea was also built there. If you go even further into the city, you are immediately on the inner Mariahilfer Strasse, which is the largest shopping street and pedestrian zone in Vienna and leads directly to the center. If you walk the other direction, about 10 minutes away, there is the ancient traditional Schwendermarkt, with Austrian and international delicacies and cuisine. A few minutes further is the Auer-Welsbach-Park and Schönbrunn Palace, where you can go for a nice walk or run.

## Location

