



3 ROOM APARTMENT, 1100 VIENNA

## Well-kept feel-good apartment with balcony and office

Object number: KLIL1

[View and rent online](#)

Well-kept, spacious, very bright 3 room new apartment with balcony/loggia, on the 6th floor with elevator, no vis-a-vis Modernly furnished, fully equipped, well located All rooms are centrally accessible, optimally divided Move in with suitcase :-)

<b>Period</b>	28/04/ - 28/05/2026
<b>Number of persons</b>	2
<b>Total incl. VAT.</b>	€ 2.573,42
<b>Security deposit</b>	€ 2.000,00



### Living space

75m<sup>2</sup>



### Maximum occupancy

2 Persons



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

1 Private bathroom 1 Separated bedroom



### 6. floor

Elevator available



### Check-in

15:00 - 20:00 Clock



### Check-out

08:00 - 16:00 Clock

## Sleeping options

### Sleeping room



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

## Description of accommodation

The apartment is divided as follows: central anteroom - living room with access to the loggia - kitchen - office/room - bedroom - bathroom with shower and bathtub - separate toilet

complete apartment with new laminate floors, wet rooms are flowing

Loggia approx. 4.8m<sup>2</sup> with a view over Vienna

House central heating

Modernly furnished, fully furnished

The premises are equipped as follows:

Living room: dining table, armchairs, sofa, shelves, chest of drawers, TV cabinet with a new TV set, internet connection

Kitchen: New EWE kitchen with electric cooker, ceramic hob, dishwasher, refrigerator, freezer, microwave, kettle, coffee filter machine, bread slicer, plate grill, blender, over-complete tableware, pots/pans, glasses, cutlery, etc.

SZ: New high-quality modern double bed, bedside table, 2 chests, chest of drawers to sit on

Office: new desk, new swivel chair, shelves, printer, stationery, internet repeater

Storage room: walk-in closet, shelving systems

Anteroom: spacious cupboards, large mirror, whiteboard, key board, fire extinguisher

Bathroom: New bathroom with tub and extra shower with shower cubicle, mirror cabinet, installation, washing machine

Toilet: extra space, toilet, roll holder, wall mounting, toilet bucket, toilet spray

fully equipped (including bed linen, towels, tea towels, soap, handkerchiefs, kitchen rolls, lamps/lighting fixtures, vacuum cleaner, ladder, ironing board, steam iron, drying rack, tools, etc.)

## Equipment & Features



### Basic equipment

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



### First supply

- Toilet paper
- Soap
- shampoo



### Kitchen

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

## Informations

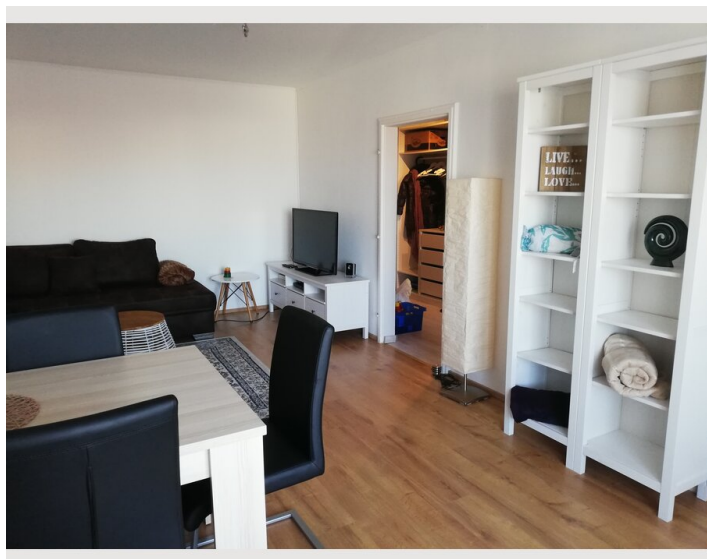
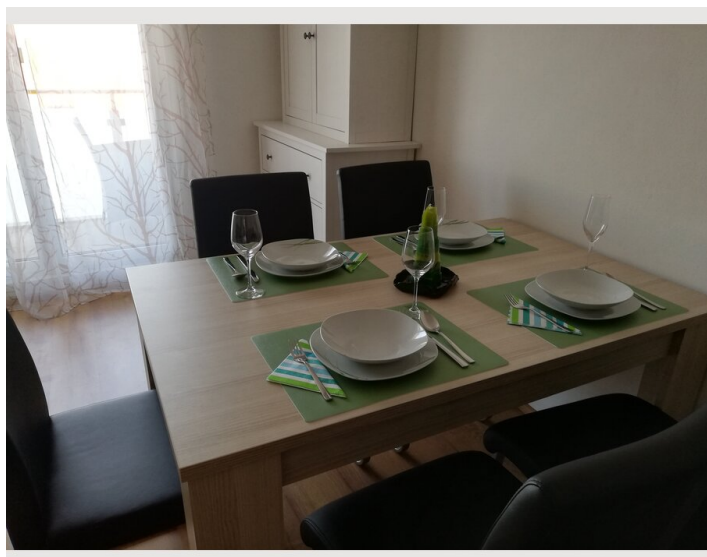
- Short-term parking zone subject to a charge
- Pets on request
- Bicycle room free of charge
- Desk/Workplace
- Regular cleaning at extra cost

## Additional services

- cleaning (€ 90,00)
- garage space (€ 100,00)

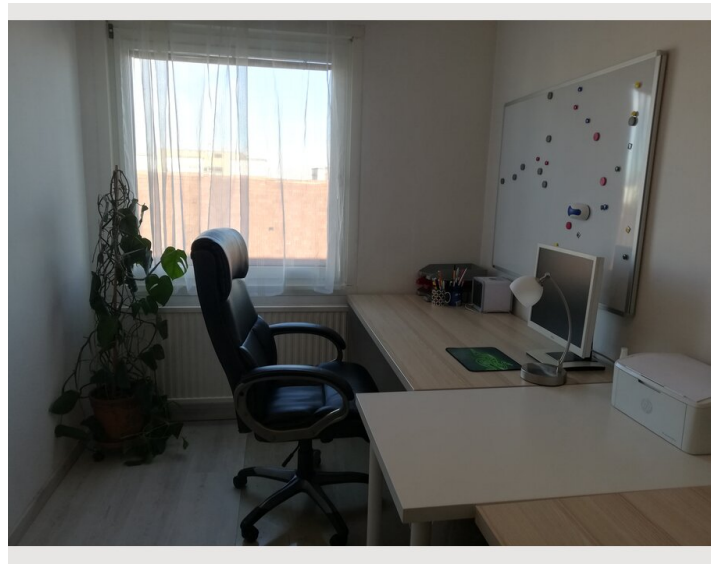
All prices are gross per month - billing is done directly with the lessor.

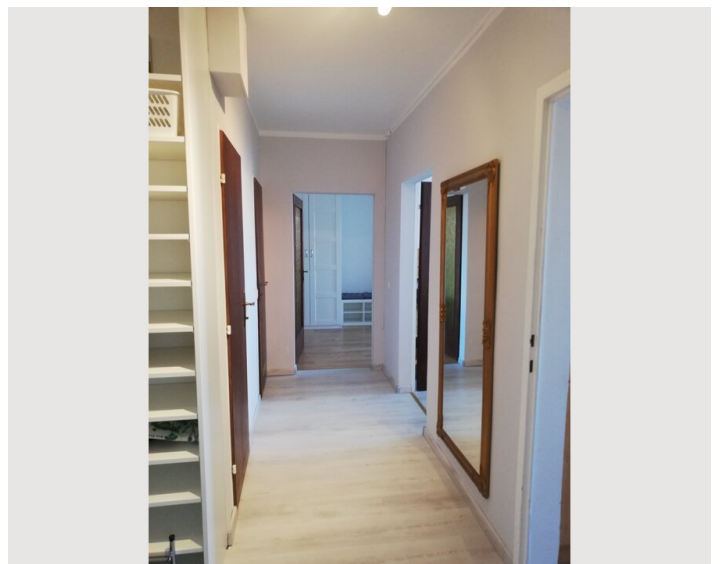
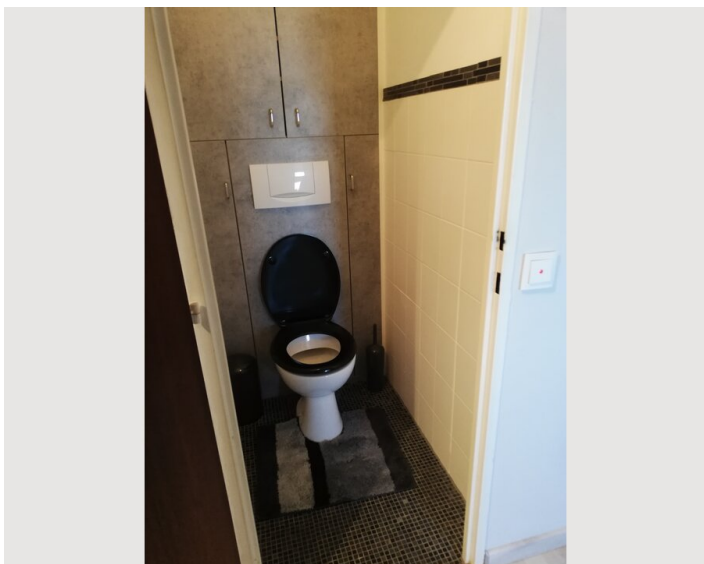
## Picture gallery

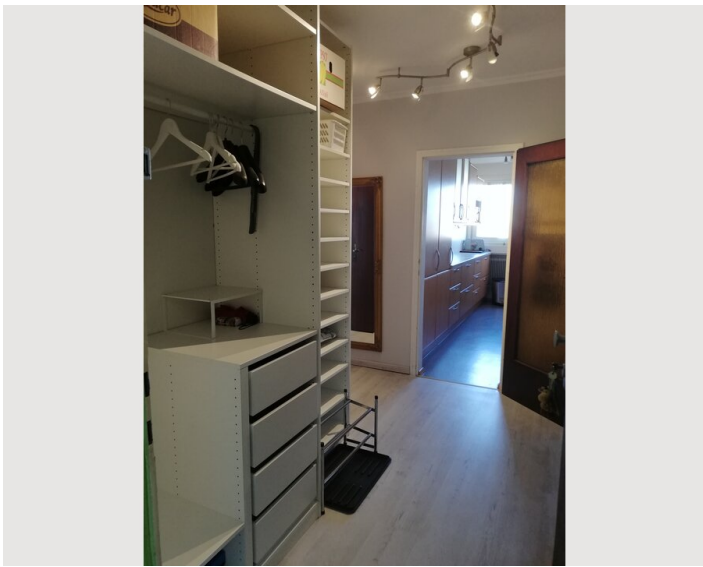












## Infrastructure



15 minutes by public transport to Karlsplatz

public very well connected 0, 11, 7A, 65A

Hauptbahnhof/main station, Reumannplatz U1, Meidling U6

From Reumannplatz in 5 minutes in the city center

From the apartment in 15 minutes in the center / Karlsplatz

Local amenities within walking distance (Billa plus, Spar, tobacconist, pharmacy, ...)

## Location

