



3 ROOM APARTMENT, 1239 VIENNA

# Sunny 3-room flat with big balcony in strategic position

Object number: STMP1

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Period	15/12/2025 - 15/01/2026
Number of persons	2
Total incl. VAT.	€ 2.120,82
Security deposit	€ 1.700,00

Sunny 3 room apartment with a large loggia in a central and well-connected location in the 23rd district of Vienna for rent. Large kitchenette with electronic appliances, washing machine, underfloor heating, bathtub, dryer and fitness equipment.



**Living space**

89m²



**Maximum occupancy**

4 Persons



**Complete accommodation ?**

1 Private bathroom 2 Separated bedrooms 1 Living-Sleepingroom



**2. floor**

Elevator available



**Check-in**

10:00 - 19:00 Clock



**Check-out**

09:00 - 12:00 Clock

## Sleeping options

### Bedroom 1



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



1x Extra bed

### Bedroom 2



1x Single bed



1x Sofa bed (1 person)

### Living and sleeping

## Descripton of accommodation

Since we are going abroad for a few months, we would like to rent out our new and modern furnished apartment. The apartment is very comfortably furnished and has everything your heart desires. The highlight of the apartment is the very cozy loggia, which goes into the countryside. In addition, due to its good location, it is very well connected and yet quiet. The bus stop is right outside the front door. Internet, electricity, hot and cold water and any heating costs are already included in the monthly rental price.

## Equipment & Features



### Basic equipment

- Loggia
- TV
- Private washing machine
- Bedclothes
- Private toilet
- Iron & ironing board
- Hairdryer
- Internet/Wifi
- Printer
- Private dryer
- Towels
- Vacuum cleaner
- Cleaning utensils



### Fireplace

- Charcoal grill



### Wellness

- Fitness room



### First supply

- Toilet paper
- Soap
- shampoo



### Kitchen

- Private kitchen
- Glasses/Tableware
- Dishwasher
- Steam cooker
- Cooking utensils
- Espresso machine
- Microwave

## Informations

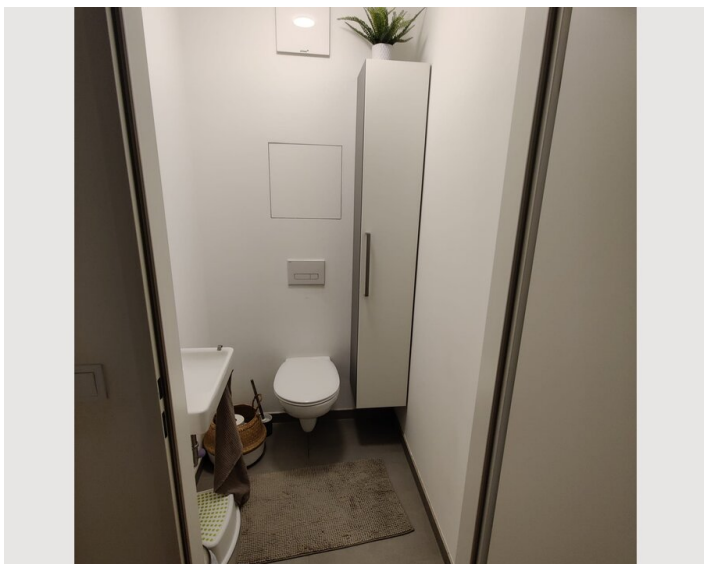
- Suitable for children
- Short-term parking zone subject to a charge
- Pets forbidden
- Smoking not allowed
- Private entrance
- Bicycle room free of charge

## Picture gallery

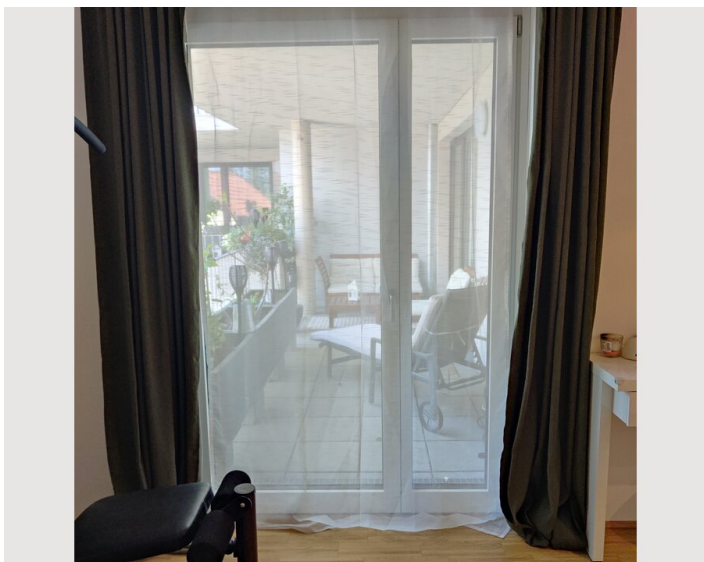















### Infrastructure

 In front of the house

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Very well connected, all local amenities are within walking distance. Bus stop right outside the front door. Great, large, newly created park and Liesingbach just a few minutes' walk away



## Location

