



3 ROOM APARTMENT, 1040 VIENNA

## Modern 3 room apartment with a spacious 12m2 terrace in a central location with excellent connections

Object number: TUKJ1

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Welcome to our tastefully furnished, newly renovated 96 m<sup>2</sup> old-style apartment with a 12 m<sup>2</sup> terrace located in the courtyard. Central location - the Belvedere Palace with its extensive gardens is only a 7-minute walk away.

<b>Period</b>	21/02/ - 21/03/2026
<b>Number of persons</b>	2
<b>Total incl. VAT.</b>	€ 2.334,84
<b>Security deposit</b>	€ 1.900,00



### Living space

96m<sup>2</sup>



### Maximum occupancy

4 Persons



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

1 Private bathroom 2 Separated bedrooms



### 2. floor

Elevator available



### Check-in

12:00 - 19:00 Clock



### Check-out

10:00 - 12:00 Clock

## Sleeping options

### Bedroom 1



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

### Bedroom 2



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

## Descripton of accommodation

### POSITION

The city center and Vienna's Naschmarkt can be reached on foot in 15 minutes. All important destinations in Vienna can be reached quickly with the bus line 13A (directly in front of the front door) or the subway (U1). The Vienna Central Station (incl. shopping center) is also only a few minutes away.

### SPECIAL FEATURES

The apartment is a few hundred meters from Belvedere Palace with its spacious baroque garden (ideal for running or walking) and the botanical garden.

A bakery, the Cafe Goldegg - a typical Viennese coffee house - and a Spar and Billa supermarket are practically on the doorstep. Bank, pharmacy, other supermarkets and restaurants are also in the immediate vicinity.

### ACCOMMODATION

The apartment is located in a well-kept Viennese old building on the 2nd floor (use of the elevator included). The apartment has a unique atmosphere due to the high ceilings, the partially preserved parquet floors and the old Viennese double doors.

It consists of a spacious living room with dining area, a fully equipped kitchen including a coffee machine, 2 bedrooms: a room with a double bed 180 x 200 and a terrace room with a pull-out sofa bed from Bruno (160 x 200), a 12m<sup>2</sup> terrace, a bathroom with floor-level shower and bathtub, a separate toilet and a large entrance area.

Free high-speed internet, a 55 inch LED TV and an intercom are available.

Towels, bath towels, shower mats and bed linen as well as cleaning equipment are also available.

There is also a garbage room and a bicycle storage room in the house.

### GETTING THERE

The apartment is very conveniently located in terms of transport.

#### Train

- Main train station: max. 10 minutes' walk away

#### Airplane

- there is an express train that goes directly to the main train station (journey time 15 minutes), then a maximum of 10 minutes on foot to the apartment. Alternatively: express train REX7 to Rennweg, change to REX3 and continue to the main station

#### automobile

- Parking garages at the main train station

## Equipment & Features



### Basic equipment

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



### First supply

- Toilet paper
- Soap
- shampoo



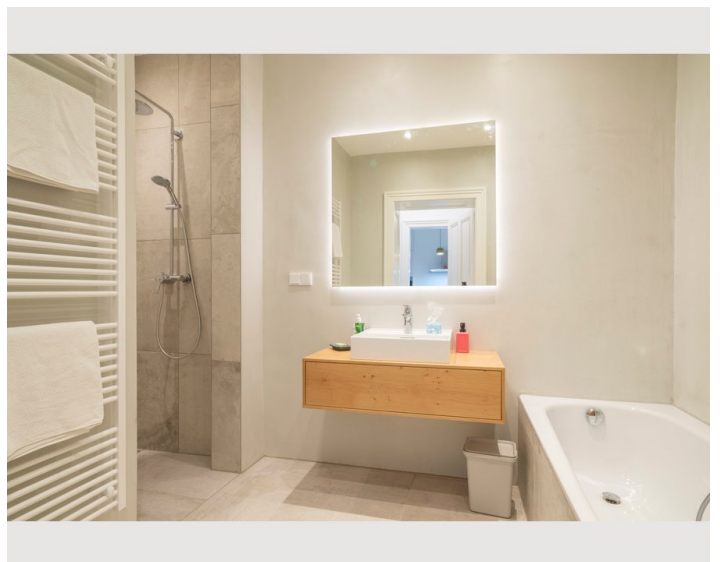
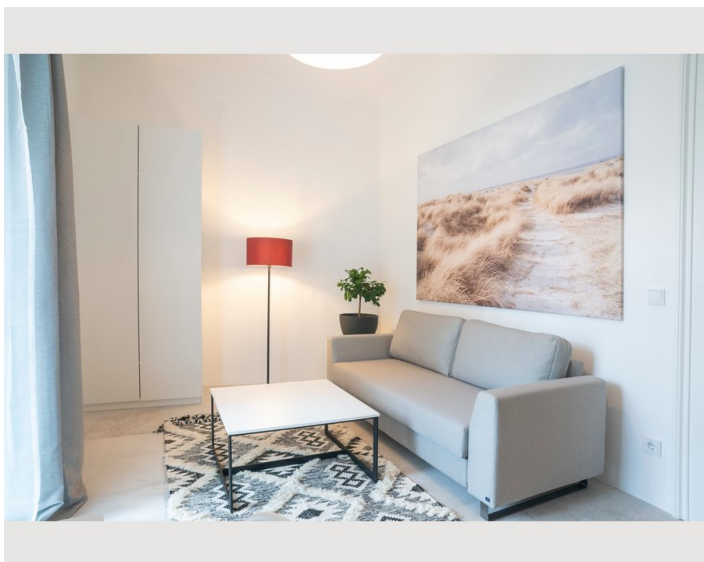
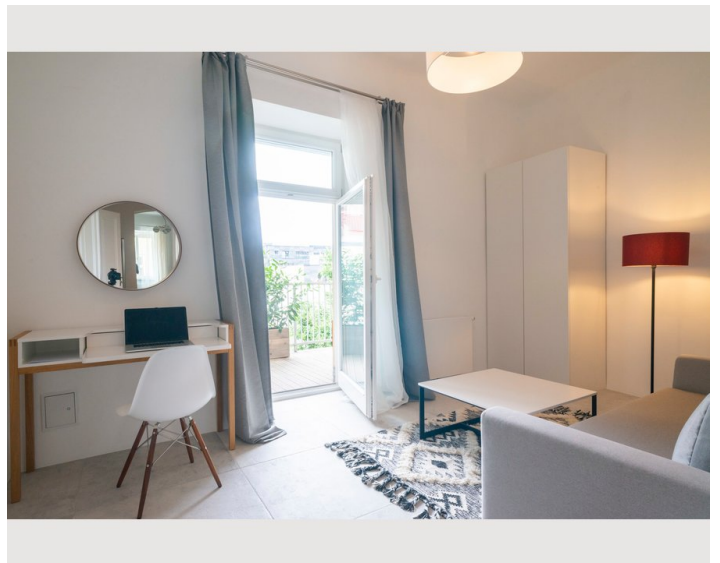
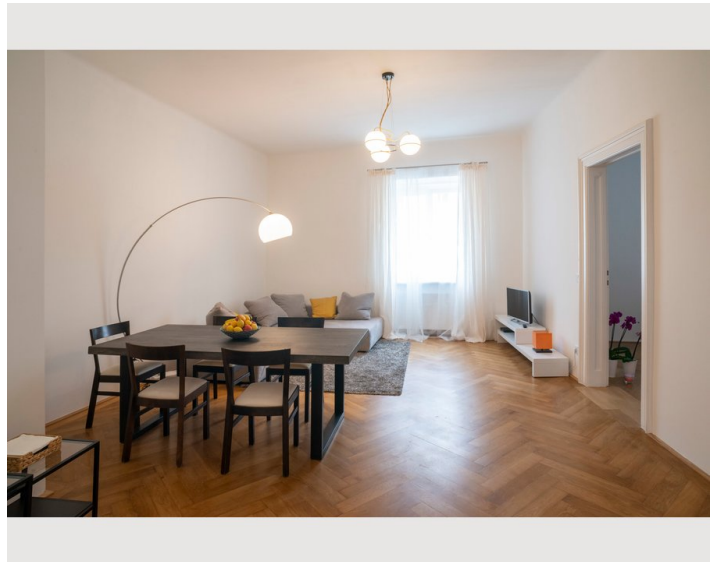
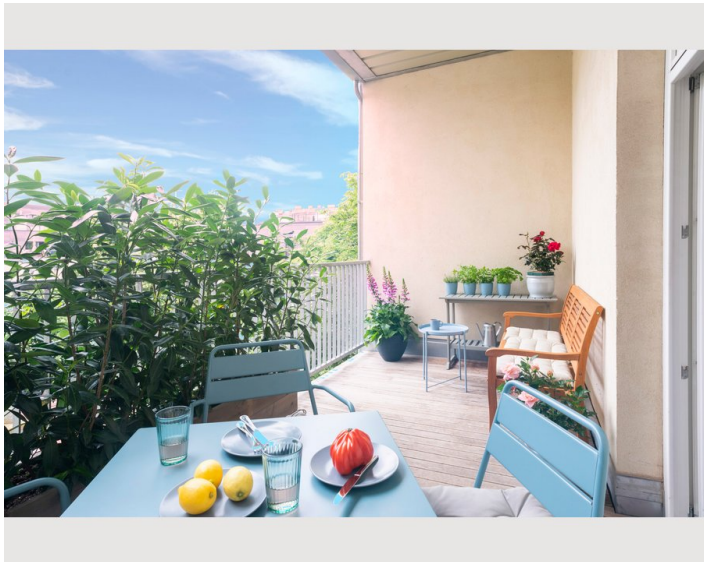
### Kitchen

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

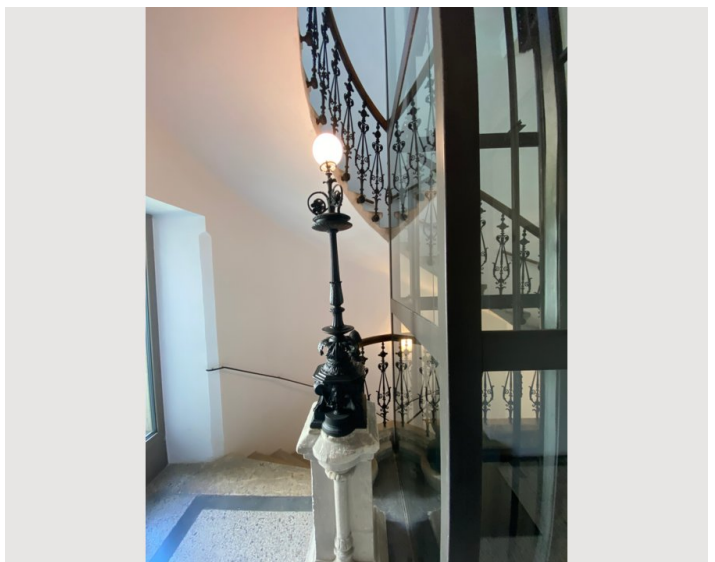
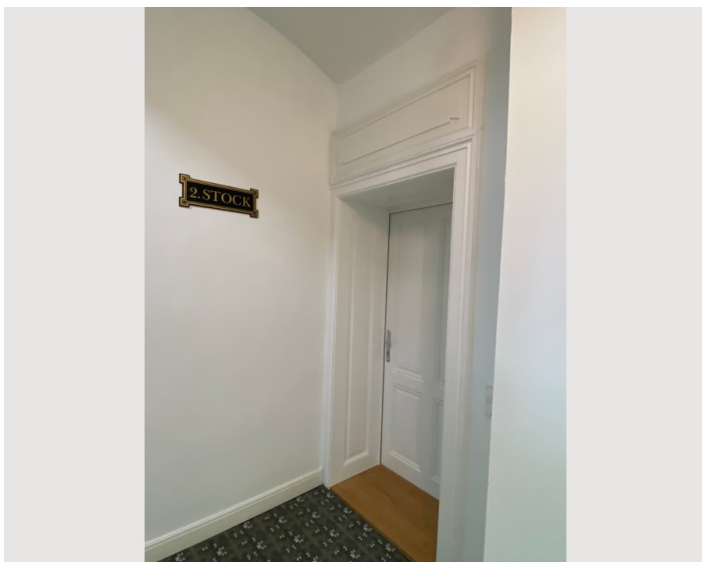
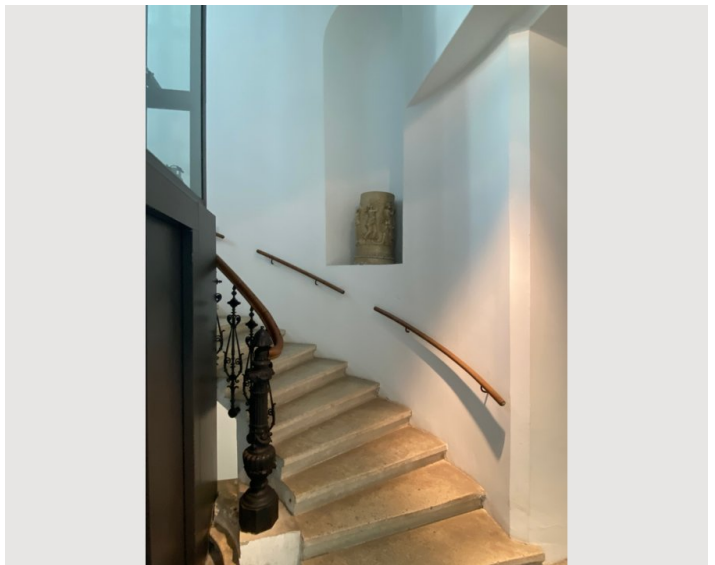
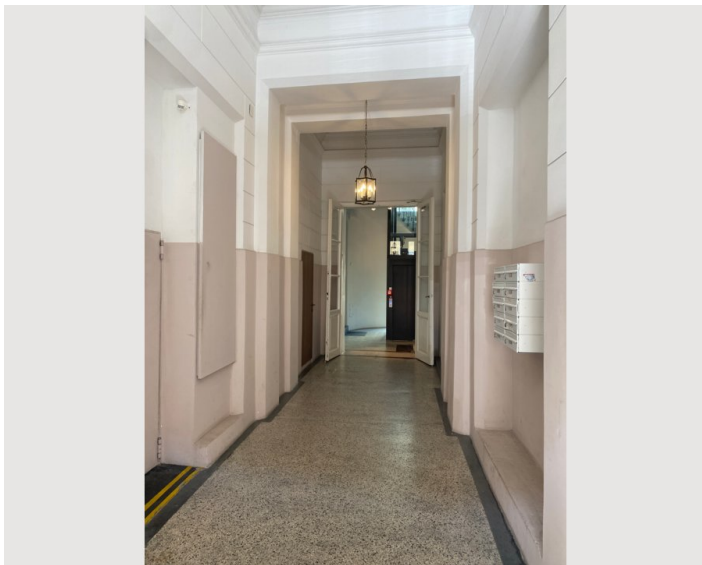
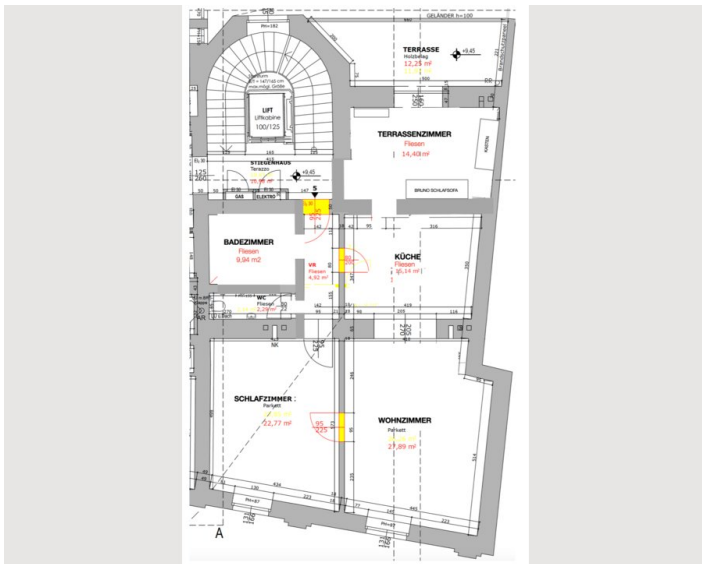
## Informations

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






## Picture gallery







### Infrastructure

-  Central station, 350 m away, 5 minutes' walk
-  Bus 13a, right outside the front door
-  Take the express train from the airport directly to the main train station (journey time 15 minutes), then a maximum of 10 minutes on foot to Weyringergasse
-  Walking time 30 minutes or 15 minutes by subway/U1 Stefansplatz
-  around the corner: Spar and Billa Supermarkets, walking time 2 minutes

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The apartment is a few hundred meters from Belvedere Palace with its spacious baroque garden (ideal for running or walking) and the botanical garden. The Swiss Garden is also nearby.

A bakery, the Cafe Goldegg - a typical Viennese coffee house - and a Spar and Billa supermarket are practically on the doorstep. Bank, pharmacy, other supermarkets and restaurants are also in the immediate vicinity (Favoriten Straße or the main train station).

Location

