



3 ROOM APARTMENT, 1010 VIENNA

## City Center for individualists

Object number: LQAC1

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<b>Period</b>	23/08/ - 23/09/2025
<b>Number of persons</b>	2
<b>Total incl. VAT.</b>	€ 2.054,56
<b>Security deposit</b>	€ 1.600,00

A real home for in-between "Wieners": living in a romantic 1850 city house, in a generous, completely furnished flat with individual styling: 2 big living rooms, sleeping room, kitchen. We are not a holiday apartment!



### Living space

76m<sup>2</sup>



### Maximum occupancy

3 Persons



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

1 private bathroom 1 Separated bedroom 2 Shared bedrooms



### 3. floor



### Check-in

10:00 - 20:00 Clock



### Check-out

10:00 - 20:00 Clock

## Sleeping options

### **Sleeping room**



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

### **Living and sleeping 1**



1x Sofa bed (1 person)

### **Living and sleeping 2**



1x Sofa bed (1 person)

## Descripton of accommodation

Our 75m2 apartment is special, different - very cozy, with flair, high rooms, individually designed. It faces a green courtyard and is therefore absolutely quiet. Living here is the best way to live and work in the heart of Vienna.

The apartment is on the 3rd floor without a lift.

The rooms are very high, we even have wall paintings from the 18th century!

The kitchen and bathroom are newly renovated.

We rent the entire apartment while we stay in South America - and it is ideal for a couple with a child or two colleagues who need space and rest.

Division:

± a central living room (approx. 20m2) in the middle of the apartment

± a separate bedroom with a very comfortable and airy loft bed (12m2)

± an extra living room with single bed / sofa and leather sofa (approx. 36 m2)

± a bathroom with tub and washing machine

± complete kitchen with dishwasher, oven

The apartment has no luxury, but everything you need to live is there. The heating is environmentally friendly with Fernwärme, the WiFi is super fast ...

Please do not expect a typical holiday apartment with standard equipment from Ikea. We live in the apartment, our things are there ... and we only rent because we're on work uproad.

Living in the center of the city-center means:

The local supply is perfect, you'll find everything from the best supermarkets to health food stores or specialized bakeries...

Universities, international organizations, museums are just as close as the central post office, banks or copy shops.

Everything is possible on foot - and (almost) all subways lead directly to us!

Viennas City Center is mostly car-free.

In the next surroundings (0 - 100m), you have gourmet- and discount supermarkets, bakery, specialized pharmacies, the central post office, a lot of boutiques, cinemas, theaters, coffee-houses and a lot of restaurants and snack-bars (asian, greek, italian, austrian...). 500 m away you will find a big shopping center.

Access to all metro-line is just 100 m. So it takes you only 10-15 min. to go to UNO-City in the 22 district... You will find citybikes or taxis just in front of the house.

And if you want to relax and leave the city - just go to the Donaukanal (a Danube-channel) downstairs, with its floating swimming-pool and all its bars. You can walk or bike the 1,3 Km to the green Prater, a huge forest or go and enjoy the Stadtpark, an imperial garden in 700 m.

## Equipment & Features



### Basic equipment

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



### Fireplace

- Tiled stove



### First supply

- Toilet paper
- Soap



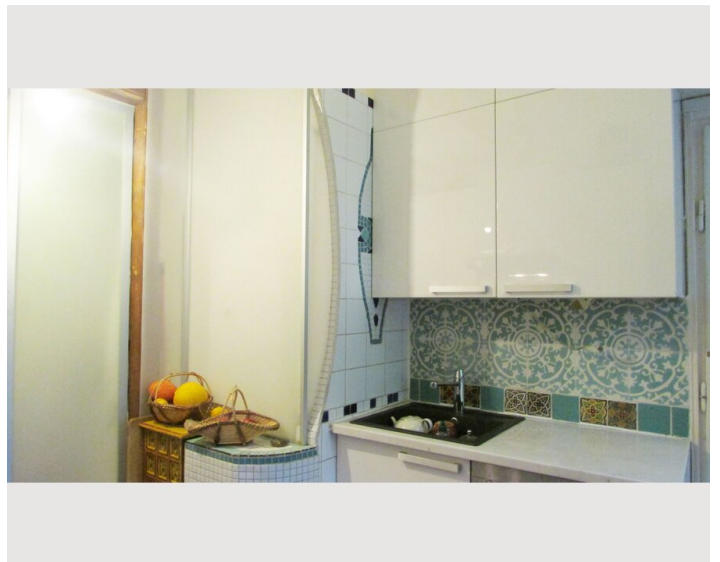
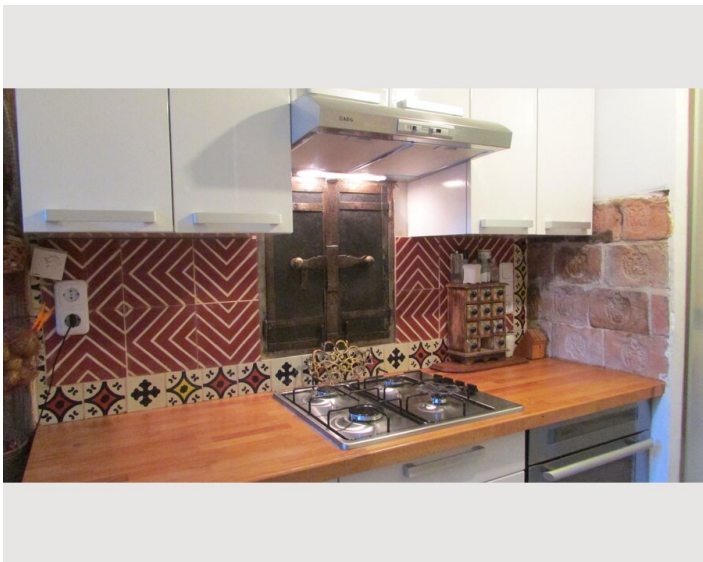
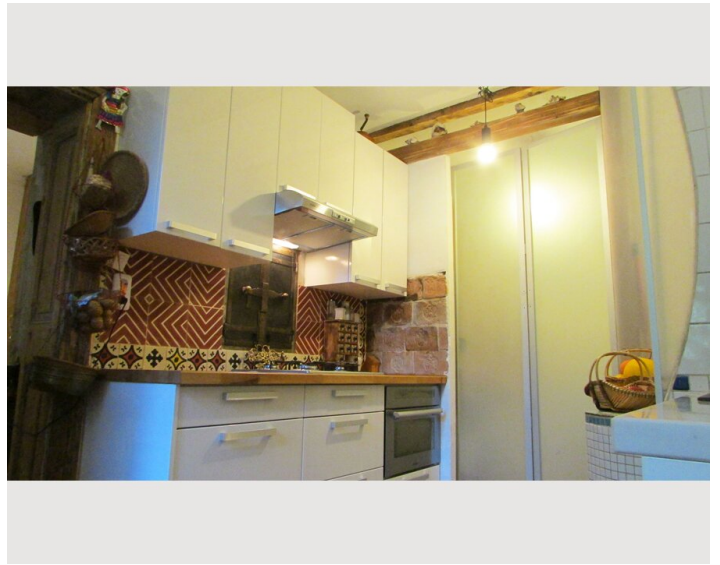
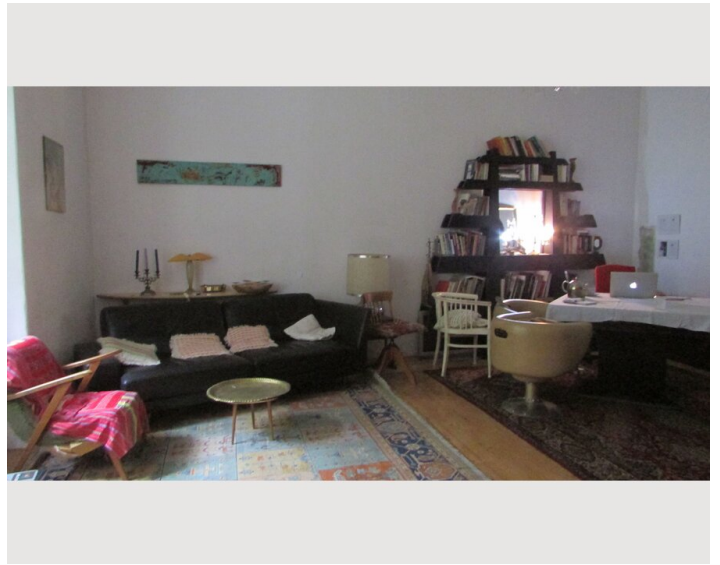
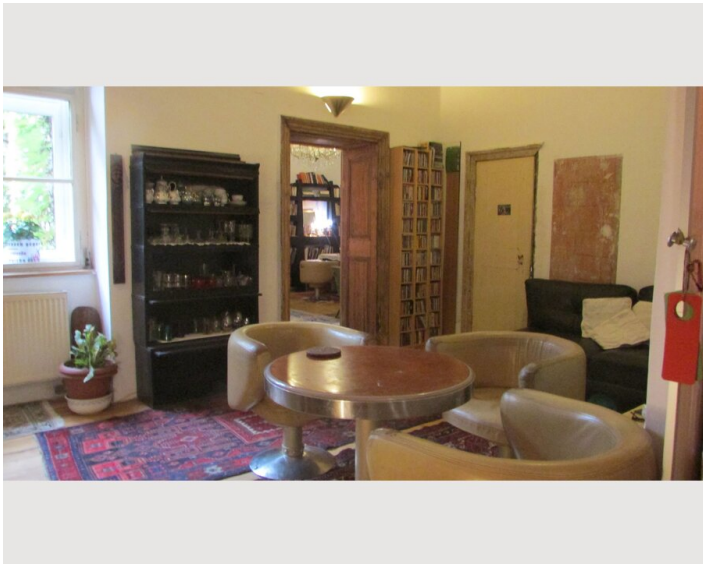
### Kitchen

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

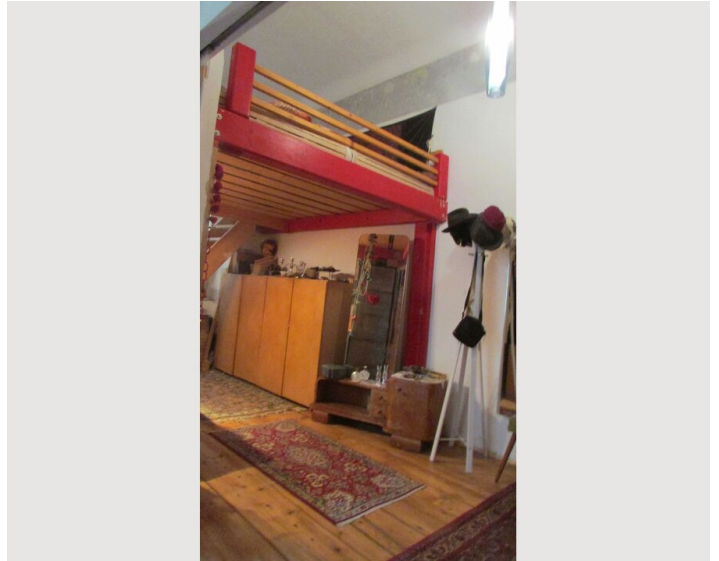
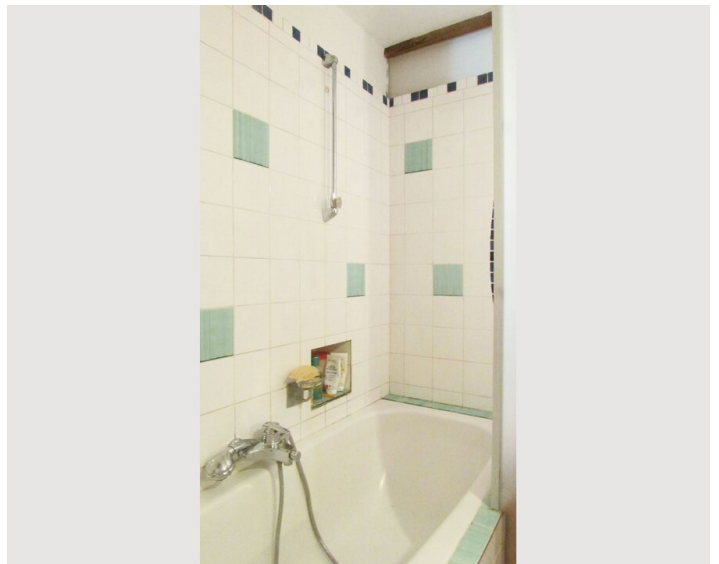
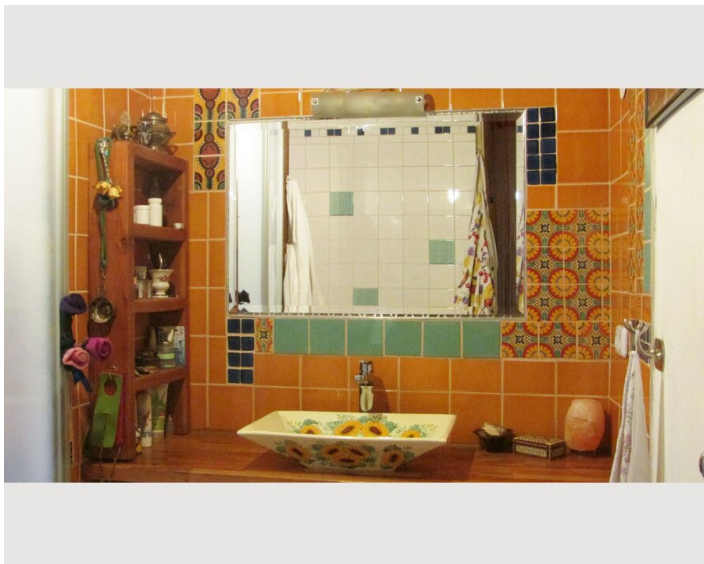
## Informations

- Smoking not allowed
- Pets forbidden
- Bicycle room free of charge
- Desk/Workplace
- Regular cleaning at extra cost

## Picture gallery







### Infrastructure

📍 absolute city center

🛒 groceries, bakeries, restaurants, fast food...

🚌 all metros and airport bus

Living in the center of the city-center means having everything you need just around the corner.

Location

