



3 ROOM APARTMENT, 1220 VIENNA

Modern maisonette with spacious terraces and lake view at the U2 Seestadt Aspern

Object number: HOBG1

[View and rent online](#)

Living by the lake - year-round holiday feeling guaranteed. The exclusive maisonette has a 40m² terrace with lake views and small balconies on each level.

Period	16/06/ - 16/07/2025
Number of persons	2
Total incl. VAT.	€ 2.408,96
Security deposit	€ 1.900,00

**Living space**

92m²

**Maximum occupancy**

3 Persons

**Complete accommodation** 

1 private bathroom 2 Separated bedrooms

**7. floor**

Elevator available

**Check-in**

10:00 - 14:00 Clock

**Check-out**

10:00 - 14:00 Clock

Sleeping options**Bedroom 1**

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

Bedroom 2

1x Sofa bed (1 person)

Descripton of accommodation

The terraced apartment is in an exclusive location between the lake and the pedestrian zone on the 6th and 7th floor of an 8-storey house with high-quality furnishings:

Low-energy house standard
real wood parquet
underfloor heating
Wood-aluminium windows with triple insulating glazing
electric sun protection outside
Heated towel rail in the bathroom
Bathtub
security entrance door
Urban gardening in the courtyard

Maisonette above:
spacious open kitchen with exit to the terrace 40m² and a balcony 7m²
storage room
WC
anteroom
Exit to the 6th floor

Maisonette below:
Bedroom with balcony 7m²
Study room with terrace 40m²
anteroom
Bathroom with bath
storage room

The apartment also has a separate entrance on each level.

There is a drugstore in the house. Local supply, medical center, mobility concept (bike rental) and its own subway station within 1-2 minutes walking distance.

For free swimming at the lake: 1 minute walk

Note motorists:

Parking is possible in the Seestadt garages at a reasonable rate. The whole of Vienna is a short-term parking zone. The garage is less than 100m from the house.

Equipment features



Basic equipment

- Balcony
- TV
- Towels
- Vacuum cleaner
- Hairdryer
- Terrace
- Bedclothes
- Private toilet
- Cleaning utensils



Pool

- Swimming pond



First supply

- Toilet paper
- Soap
- shampoo
- Nespresso capsules



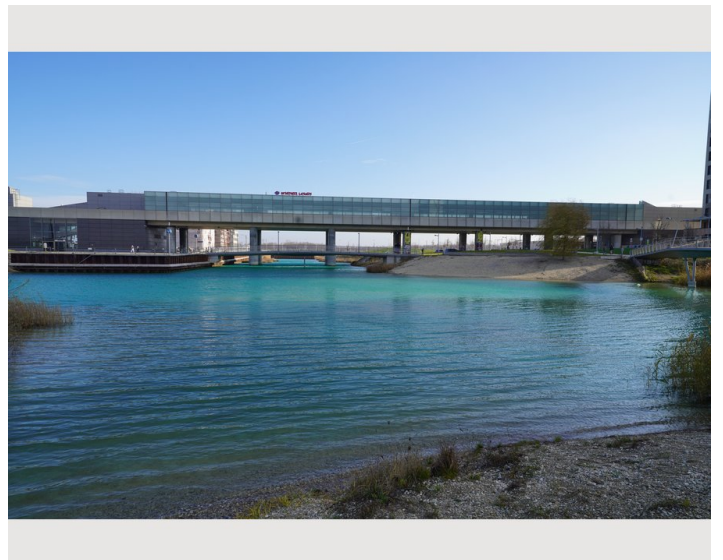
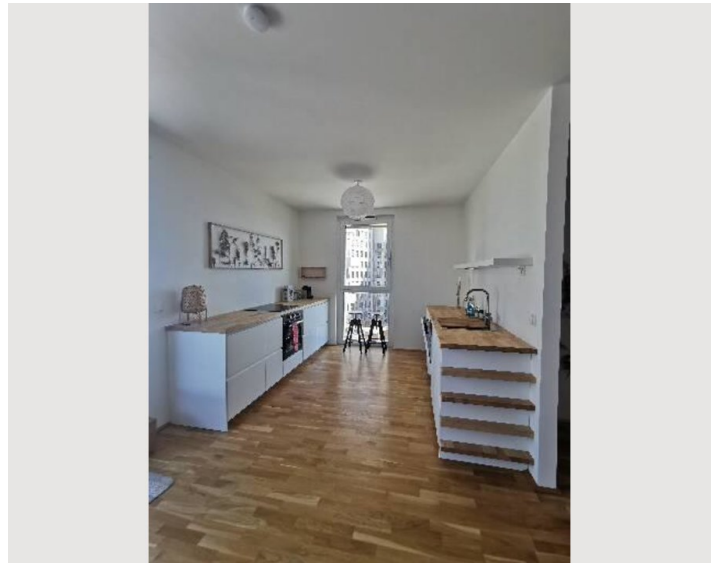
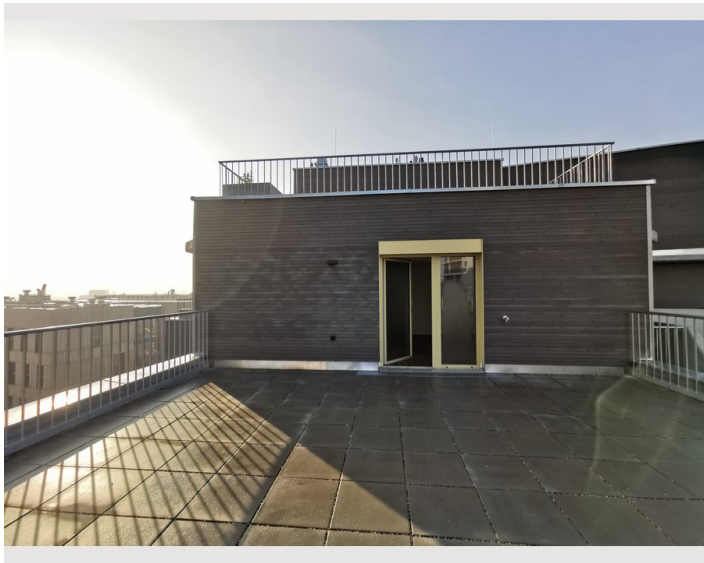
Kitchen

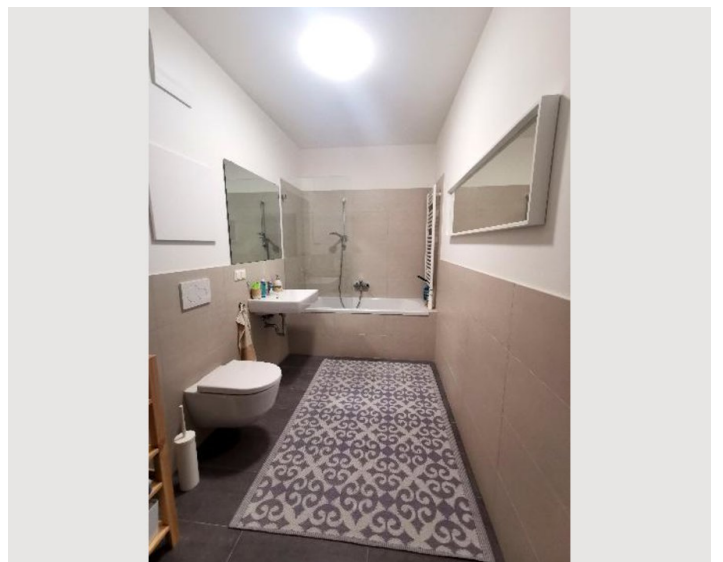
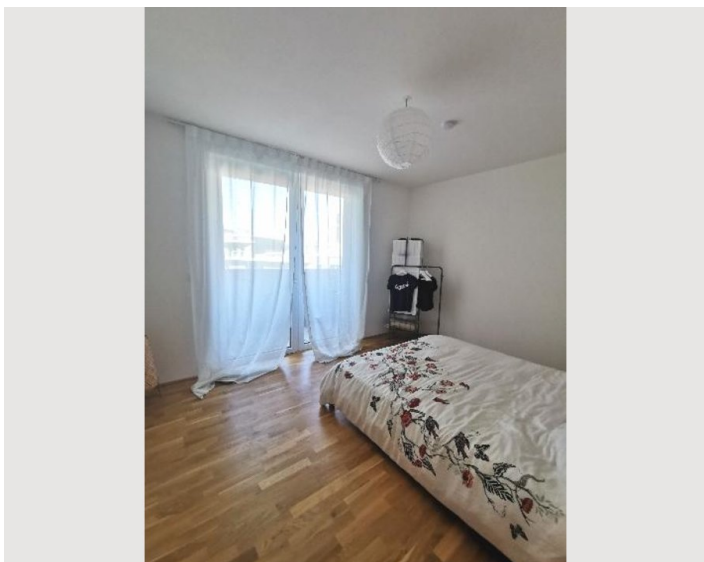
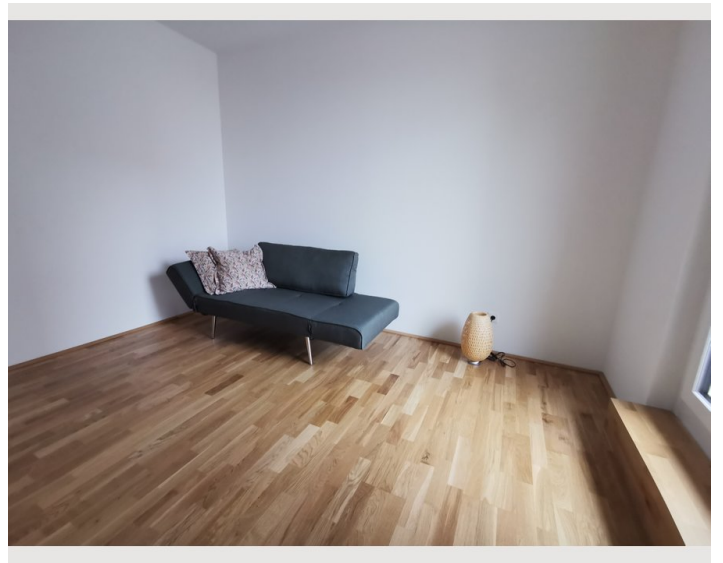
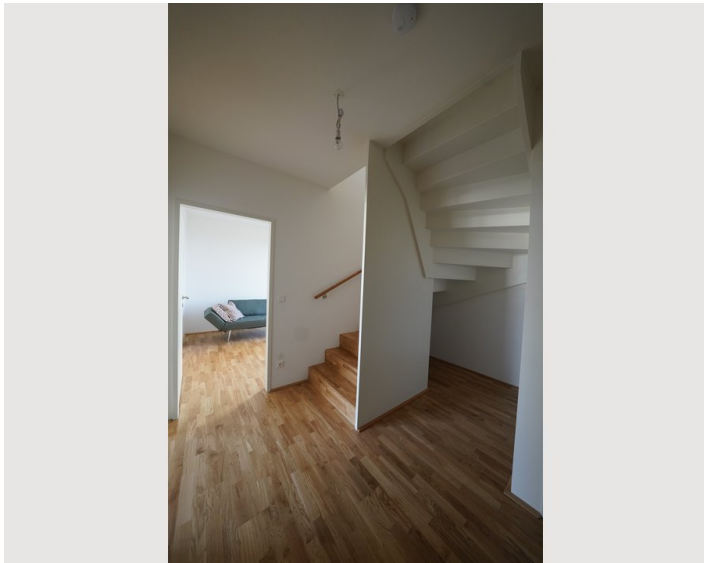
- Private kitchen
- Glasses/Tableware
- Dishwasher
- Cooking utensils
- Espresso machine

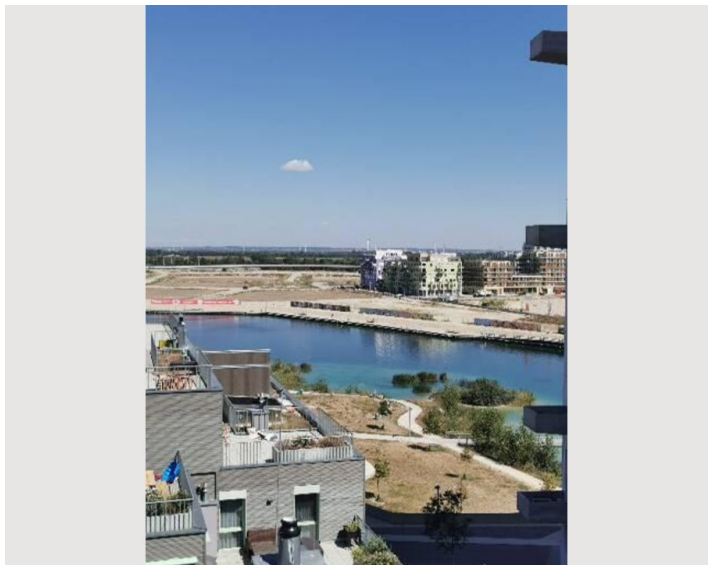
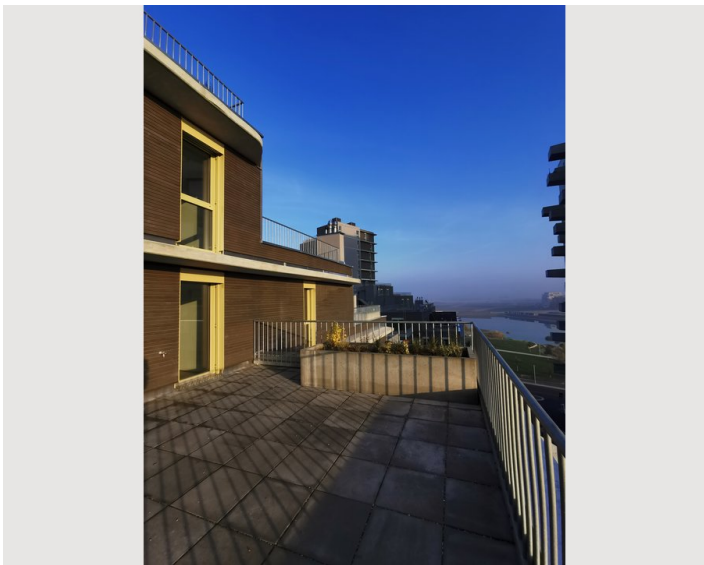
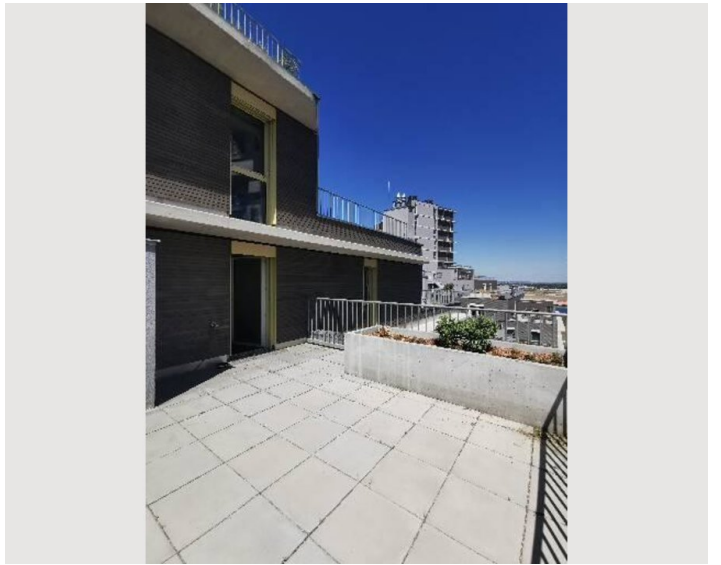
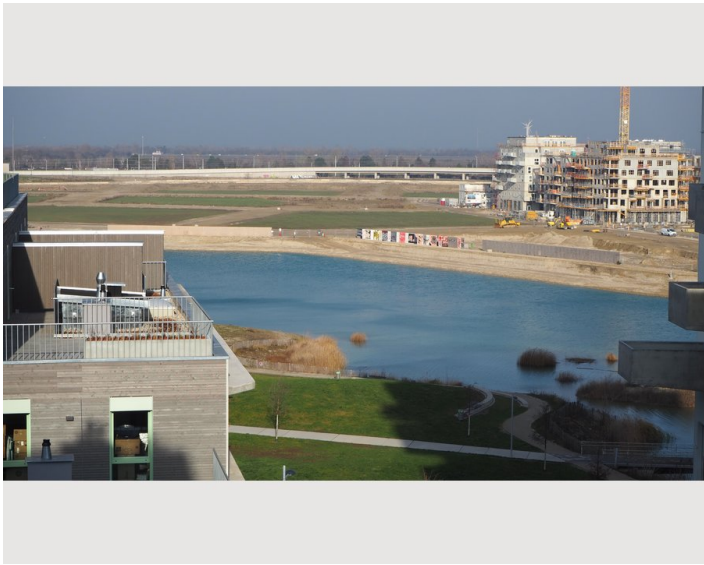
Informations

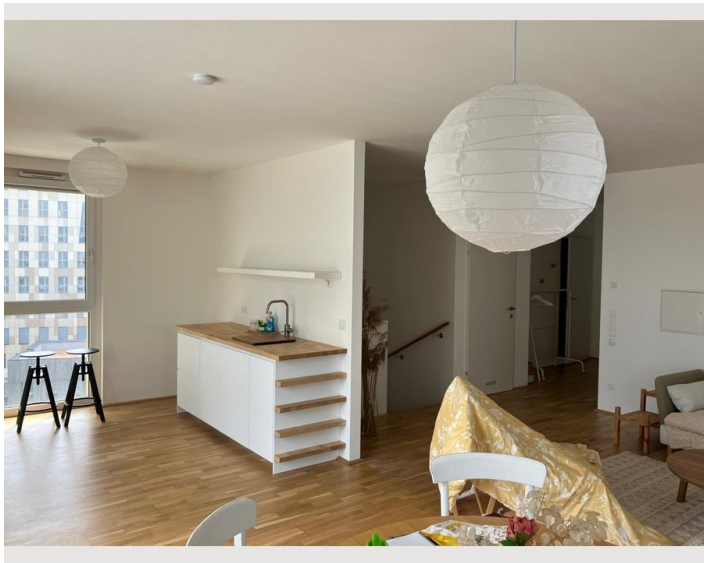
- Smoking not allowed
- Desk/Workplace
- Pets forbidden
- Short-term parking zone subject to a charge
- Private entrance
- Bicycle room free of charge

Picture gallery









Infrastructure



1 minute



25 minutes



25 minutes



1 minute

Seestadt Aspern in the Seepark district, which is not only easily accessible by public transport with the U2, but also offers a comprehensive range of shops for everyday needs such as supermarkets (Billa, Spar), bakers, pharmacies and drugstores. In the immediate vicinity there are also innovative educational institutions for children and young people, as well as doctors, banks and insurance companies. In the vicinity of the shopping mile, which stretches across Maria-Tusch-Straße and has numerous shops, there are also a few bars and restaurants serving a wide range of national and international cuisines.

Seestadt Aspern is a newly developed district in the north of Vienna in the district of Donaustadt. With the new U2 station in front of the front door, you can reach Vienna city center from here in 25 minutes.

Location

