

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 | 09/12/2025 - 09/01/2026 |
|---|----------------------------|
| Number of persons | 2 |
| Total incl. VAT. Security deposit | € 2.485,94 € 1.900,00 |

| | Living space 92m ² | Ĩ | 7. floor Elevator available | |
|------------------------------|--|---------|---|--|
| (88) | Maximum occupancy 3 Persons | <u></u> | Check-in 10:00 - 14:00 Clock | |
| | Complete accommodation ② 1 Private bathroom 2 Separated bedrooms | | 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) | | | | |
| | | | | |

Descripiton 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 antercom

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 Terrace TV Bedclothes Towels Private toilet Vacuum cleaner • Cleaning utensils Hairdryer **∭** Pool Swimming pond First supply Toilet paper shampoo Soap Nespresso capsules Kitchen Private kitchen Cooking utensils Glasses/Tableware • Espresso machine

Informations

- Smoking not allowed
- Desk/Workplace
- Pets forbidden

Dishwasher

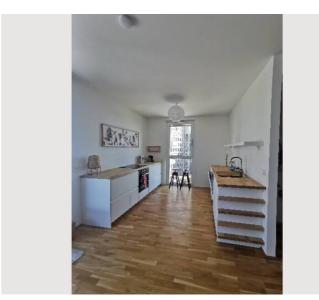
- Short-term parking zone subject to a charge
- Private entrance
- Bicycle room free of charge

Picture gallery





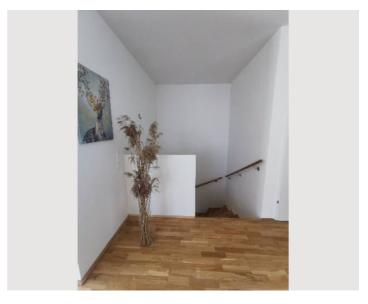








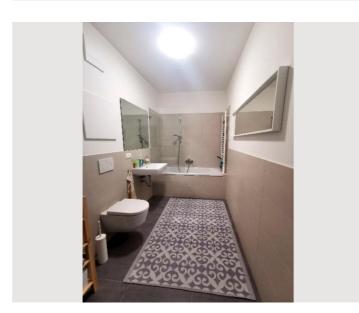








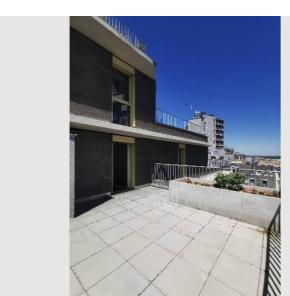


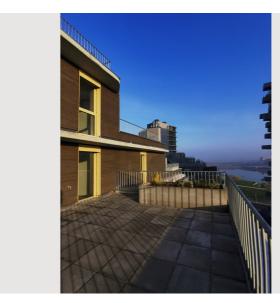


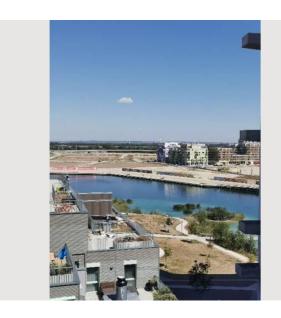




















Infrastructure

1 minute

25 minutes

0

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

