

2 ZIMMER WOHNUNG, 1050 VIENNA

## Viennaflat Apartment Naschmarkt garden - with private patio, very quiet, central location

Object number: VIEW3

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The elegant Naschmarkt Garden Apartment in a typical Viennese building features a bedroom, living room with sofa bed, fully equipped kitchen, and terrace. Centrally located near Naschmarkt and city center, perfect for culture and city lovers.

<b>Period</b>	01/05/ - 31/05/2025
<b>Number of persons</b>	2
<b>Total incl. VAT.</b>	€ 2.608,55
Security deposit	€ 2.000,00



### Living space

60m<sup>2</sup>



### Maximum occupancy

4 Persons



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

1 private bathroom 1 Separated bedroom 1 Living-Sleepingroom



### Ground floor



### Check-in

14:00 - 22:00 Clock



### Check-out

00:00 - 10:00 Clock

## Sleeping options

### Sleeping room



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

### Living and sleeping



1x Sofa bed (2 persons)

## Descripton of accommodation

Our apartment Naschmarkt garden is located in the mezzanine of a 19th century apartment building. The apartment consists of an ante room, which leads to the kitchen, a living room, a bedroom, a bathroom and a WC.

You enter the apartment through a large double wing door. The entrance area leads to the kitchen equipped with a stove with an oven, a dishwasher, a sink, cook- and dinnerware as well as an electric kettle, a coffee machine, microwave and a washing machine. From this room you can enter the living room, the bedroom, the bathroom, the WC and the terrace.

In the living room, there is a comfortable couch, which can be transformed into an extra bed (160 x 200 cm in size) upon request, it sleeps two guests comfortably. Furthermore there is a wooden table and four elegant and comfy chairs as well as a Smart TV.

The bathroom is equipped with a shower and a washbasin. Towels will be provided as well. The WC is in a separate room.

The private terrace has a wooden floor and a small table and chairs.

We rent several apartments in the same building and can therefore accommodate larger groups, should this be necessary.

## Equipment features

### Basic equipment

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

### First supply

- Toilet paper
- Soap
- shampoo

### Kitchen

- Private kitchen
- Glasses/Tableware
- Dishwasher
- Cooking utensils
- Filter coffee
- Microwave

## Informations

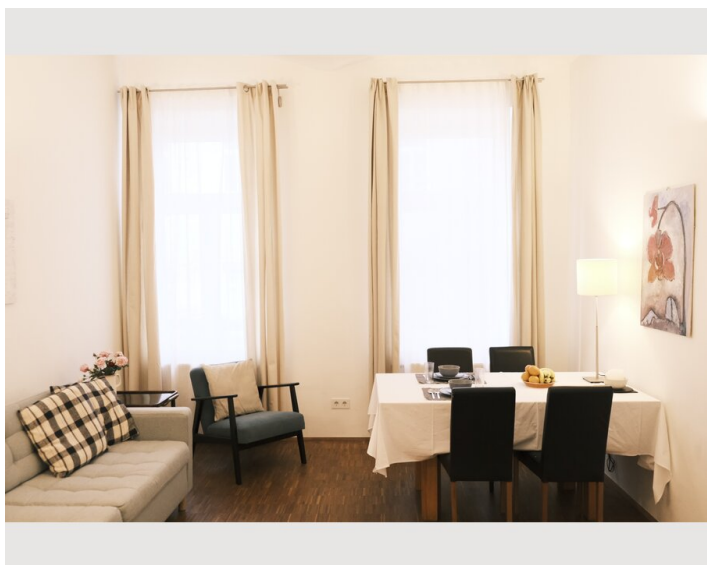
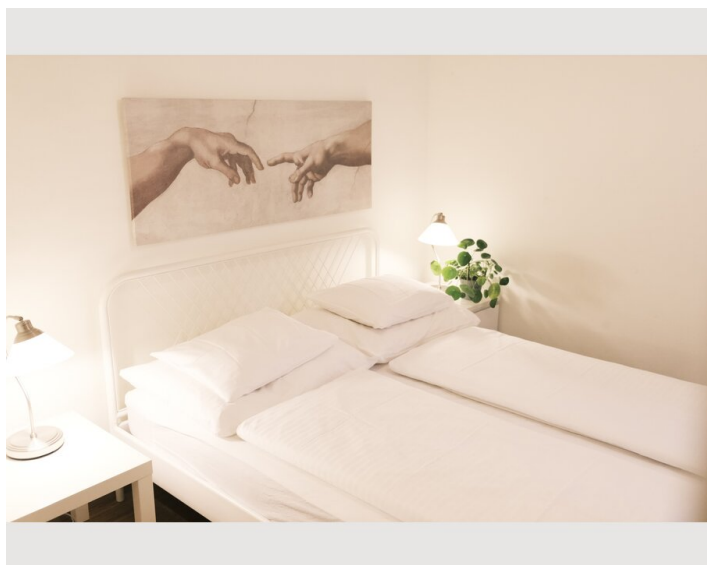
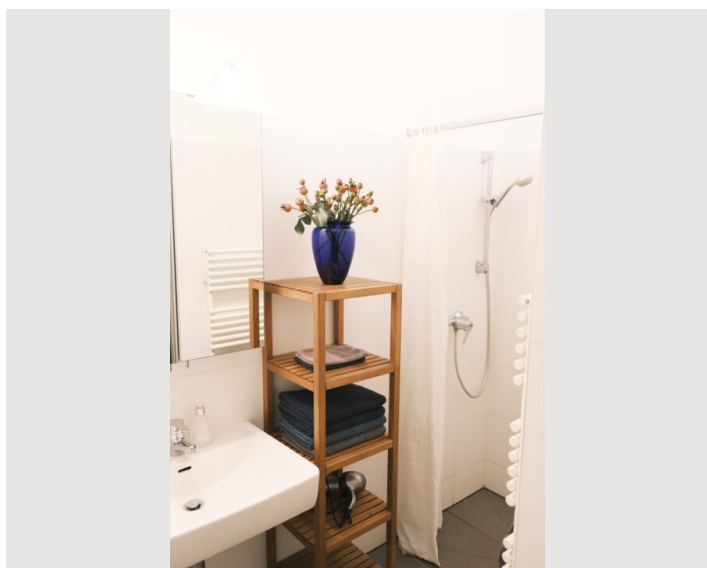
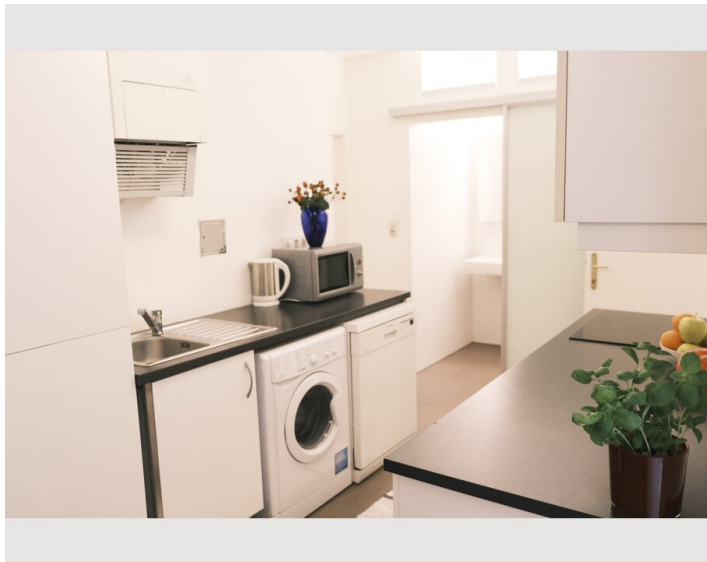
- Suitable for construction workers
- Smoking not allowed
- Desk/Workplace
- Pets on request
- Suitable for children
- Short-term parking zone subject to a charge
- Private entrance
- Regular cleaning at extra cost

## Additional services

- Parking space in the courtyard of the house (€ 150,00)
- Cleaning service every 14 days (€ 100,00)

All prices are gross per month - billing is done directly with the lessor.


## Picture gallery






## Infrastructure

 200 m

 U4 - Kettenbrückengasse, 200 m

 1000 m, 12 minutes by foot

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The apartment building is centrally located at Franzensgasse, a small alley with lots of houses from the „Biedermeier“ era in the inner district of „Margareten“. Just around the corner you can find Viennas most beautiful market the „Naschmarkt“ where you can find a lot of Vienna's food specialities, cafés, bars and restaurants.

Within 10 to 15 minutes walking distance lies the historic center of Vienna, the 1st district or „Innere Stadt“, where a lot of Viennas famous attractions such as St. Charles Cathedral, the imperial castle, the state opera or the spanish riding school can be found. If that is too far, you can walk just a few minutes to the subway station „Kettenbrückengasse“ (line U4) and the next stop „Karlsplatz“ is already in the center of Vienna.

You can also reach Viennas famous shopping street, the Mariahilfer Strasse on foot. It is only about 10 minutes away, as is the Museumsquartier, a courtyard full of Museums, which lies at the beginning of Mariahilfer Strasse.

If you have enough of the historic center, how about a visit to Schönbrunn castle? It is only 10 to 15 minutes away if you take the subway line U4. It is well worth a visit.



## Location

