



2 ROOM APARTMENT, 1120 VIENNA

## Oswaldgasse

Object number: Oswaldgasse

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Welcome to Vienna! This stylish, contemporary and cozy apartment offers a spacious and comfortable living space with a balcony, dining area, a TV corner and an office area. It is the perfect choice for professionals, students and couples.

<b>Period</b>	17/04/ - 17/05/2026
<b>Number of persons</b>	2
<b>Total incl. VAT.</b>	€ 1.933,04
Security deposit	€ 1.400,00



### Living space

53m<sup>2</sup>



### Maximum occupancy

2 Persons



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

1 Private bathroom 1 Separated bedroom



### 3. floor

Elevator available



### Check-in

10:00 - 22:55 Clock



### Check-out

08:00 - 18:00 Clock

## Sleeping options

### Sleeping room



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

## Description of accommodation

Fully furnished with tasteful decor. The 6.5 square meter balcony provides a lounge area for reading and relaxing, as well as a dining area for two. The bedroom features a queen-size boxspring bed (160x200 cm) and ample storage space for your belongings. The kitchen is fully equipped, including a dishwasher and a coffee machine. The cozy living room boasts a stylish and comfortable BoConcept sofa that can also serve as a great sleeping spot, along with a TV with satellite connection. Additionally, there is a dedicated work desk with a screen and keyboard for your work needs. WiFi internet connection, a washing machine, an iron and ironing board, and a hairdryer are provided in the apartment for added convenience. Water, internet, municipal taxes, electricity, gas, and operating costs are included in the rent. Registration with the municipal office is possible. This apartment features a well-thought-out layout with a net living area of 53 square meters. The floor plan offers ample space for comfortable living and is suitable for both individuals and roommates.

Located on the third floor, this apartment provides a peaceful and light atmosphere, ensuring a pleasant living experience. It is situated in the 12. district and therefore in walking distance to the train station Meidling, the shopping Mall Meidling and the businesspark Wienerberg City. Additionally, grocery stores such as Billa and Bipa are in close proximity, making everyday essentials easily accessible.

## Equipment & Features



### Basic equipment

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



### First supply

- Toilet paper
- Soap
- shampoo
- Nespresso capsules



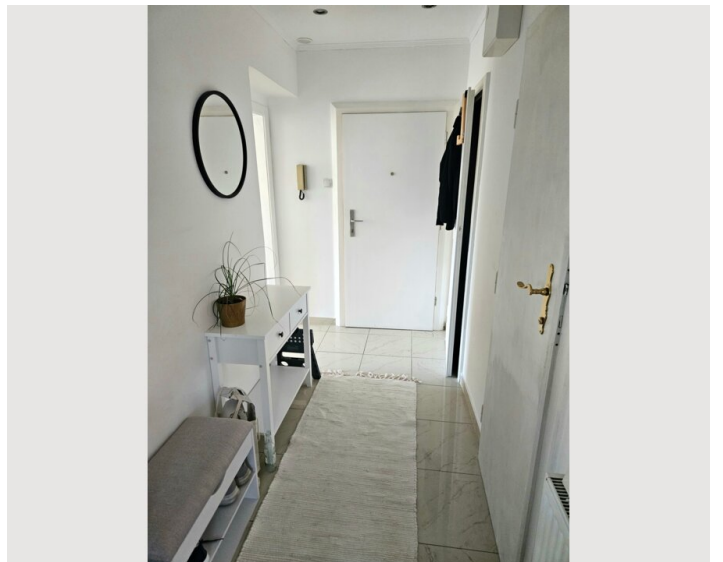
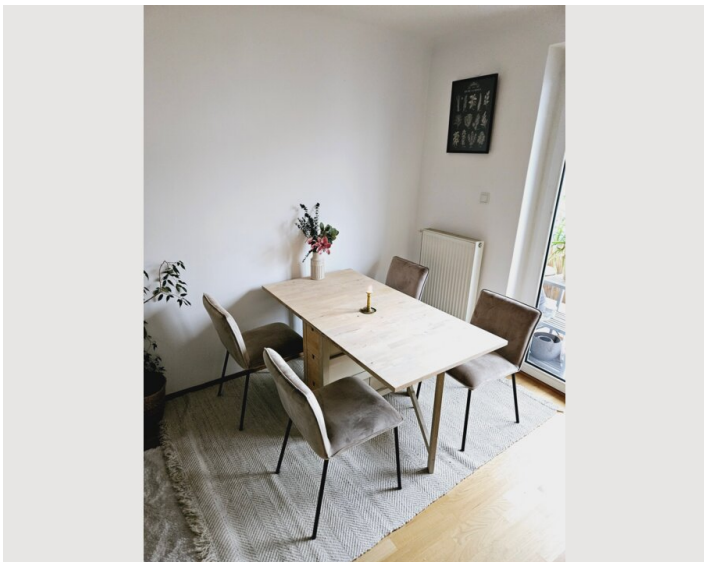
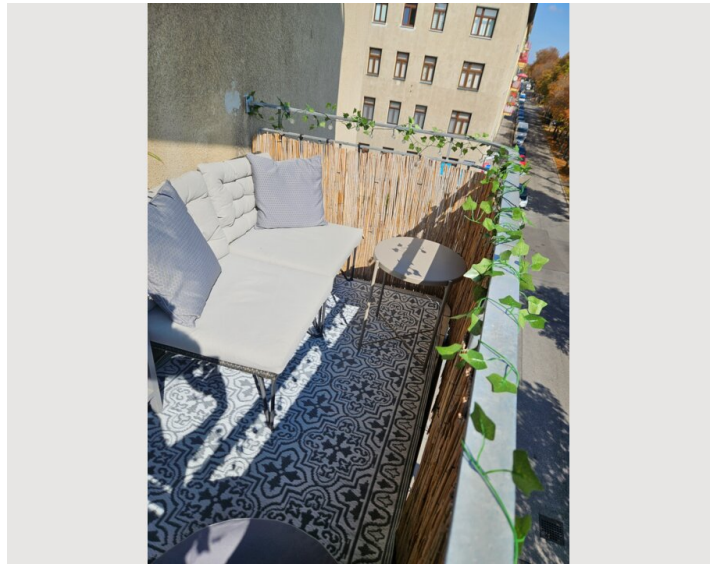
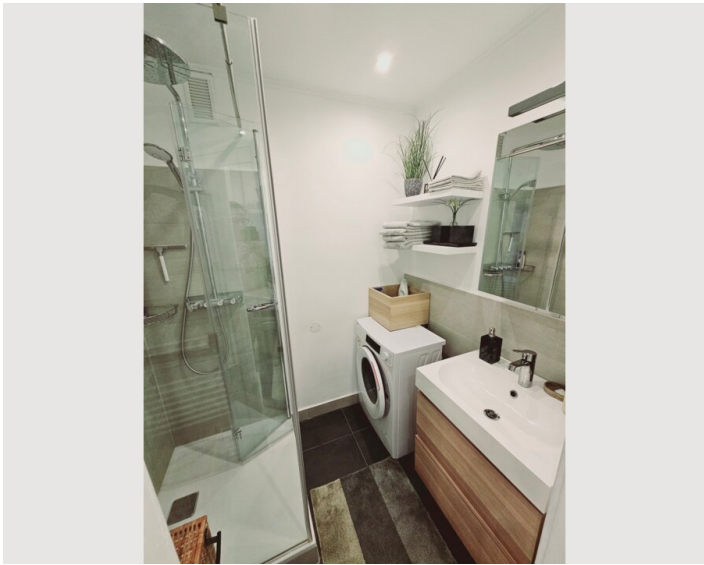
### Kitchen

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

## Informations


- Short-term parking zone subject to a charge
- Pets on request
- Desk/Workplace
- Bicycle room free of charge


## Picture gallery



## Infrastructure

 10 minutes walking distance

 25 minutes

 next to the house

As it is in walking distance to the railway station Meidling there are numerous lines of public transport easily reachable. With the metro (U6) or the tram (62 & Badner Bahn), it takes approximately 25 minutes to reach the opera/city center and the Technical University (TU). The airport is directly reachable via train within 30 minutes. Enjoy the proximity to a nearby park (Schloßpark Schönbrunn or Erholungsgebiet Wienerberg) which are both within 15 minutes walking distance, providing a tranquil escape from city life. It's a perfect spot for relaxation, exercise, or leisurely walks.

## Location

