



STUDIO APARTMENT, 1120 VIENNA

## One Room Appartement, fully renovated, light-filled, quiet, attractive neighborhood close to the center

Object number: SCHO1

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Beautiful, fully furnished and newly renovated apartment situated in a quiet neighbourhood close to the centre and ideally connected to public transportation. For students, working professionals, and Vienna lovers!

<b>Period</b>	18/06/ - 18/07/2025
<b>Number of persons</b>	2
<b>Total incl. VAT.</b>	€ 1.234,48
<b>Security deposit</b>	€ 1.000,00



### Living space

32m<sup>2</sup>



### Maximum occupancy

2 Persons



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

1 private bathroom 1 Living-Sleepingroom



### 5. floor

Elevator available



### Check-in

14:00 - 20:00 Clock



### Check-out

06:00 - 11:00 Clock

## Sleeping options

### Living and sleeping



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

## Description of accommodation

Our elegant studio apartment is suitable for a maximum of 2 adults. The apartment impresses with a cozy bedroom/living room flooded with light in Nordic style, a fully equipped kitchen, a bathroom with a shower and a toilet, and a washing machine in the entrance area. It has lots of smartly made and built-in wardrobes. Its long window row with a perfect view of the blue sky gives you an instant feeling of freedom and space. And if this is not enough, one floor above you is the accessible terrace of the house from which you can enjoy a fantastic view of Vienna.

The bedroom/living room has a comfortable double bed, a built-in wardrobe, a sofa, and a dining table. The bed can be separated from the living room through a curtain, allowing for more privacy and day/night balance. Behind the bed, you find the integrated wardrobe with lots of space for your clothes. A roller blind and curtains darken the room if desired.

A dining table equipped with four chairs awaits your dinners with friends. The writing desk is integrated into the built-in bookshelf, ready to host your laptop and work things for a comfortable home-office day. You have a moveable smart TV (with RGB and HDMI connection) fixed to the wall and Internet (WIFI) at your disposal – so you can enjoy the news while cooking in the kitchen or a movie chilling on the couch.

The new kitchen is fully equipped and includes a stove, an oven, a fridge, a kettle, a coffee maker, a dishwasher, and all table/kitchen utensils. It has a beautiful wooden board that is extended on one side, where you can find a barstool for a relaxed cooking or coffee experience. It also hosts the gas thermal, nicely covered by a bamboo roller blind.

The bathroom is equipped with a lovely washstand, a mirror, and a spacious walk-in shower. You have a towel warmer, an elegant toilet, and enough space for all your toiletries. Towels are provided.

The entrance area hosts the washing machine coated by a hand-made box with a wooden top for leaving keys or other daily items. Above, you find a spacious wall unit. In front of the entrance door, you have an ample built-in cupboard to hang up clothes and store shoes. It also hosts the vacuum cleaner and the laundry rack.

## Equipment features



### Basic equipment

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



### First supply

- Toilet paper
- Soap
- shampoo



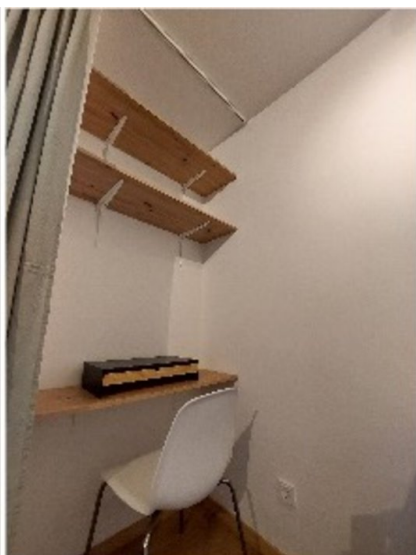
### Kitchen

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

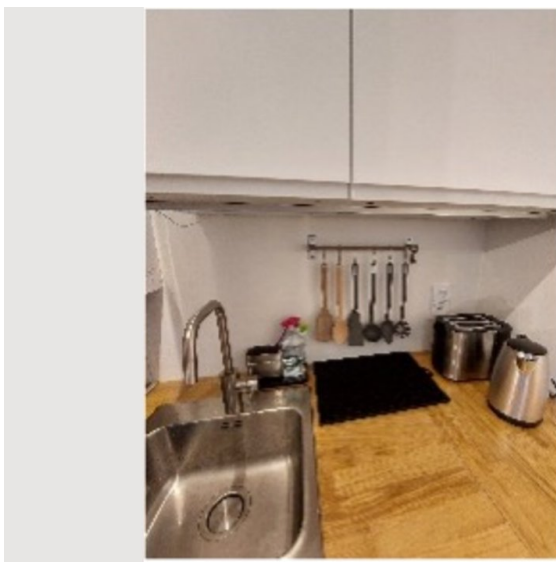
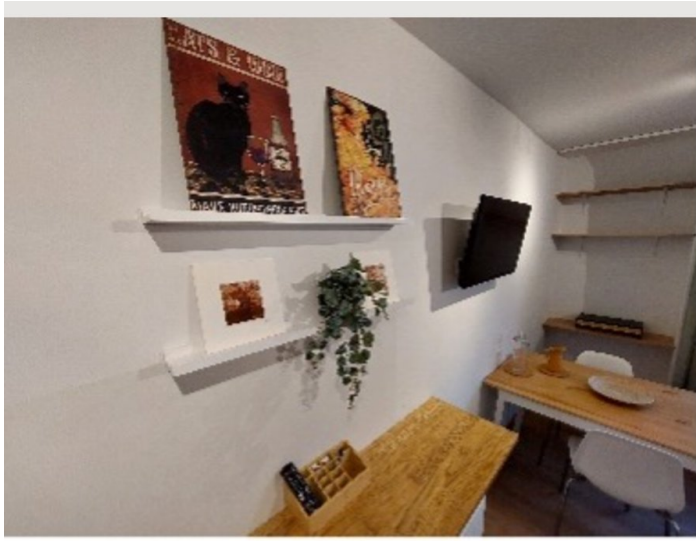
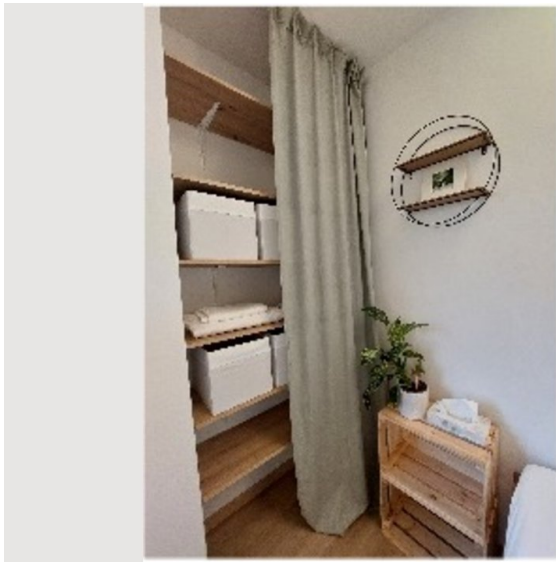
## Informations

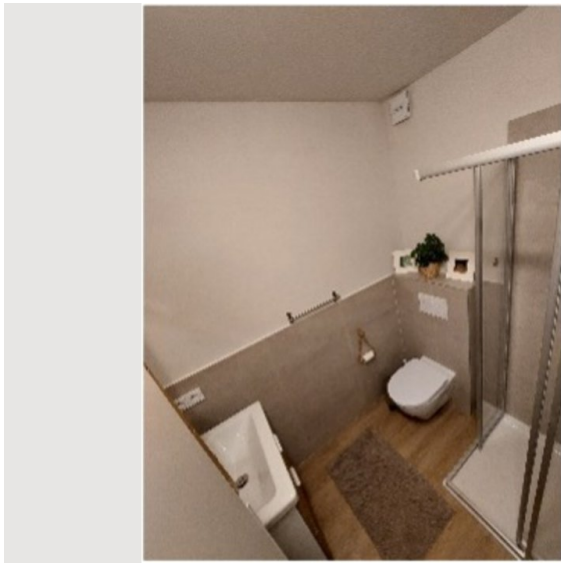
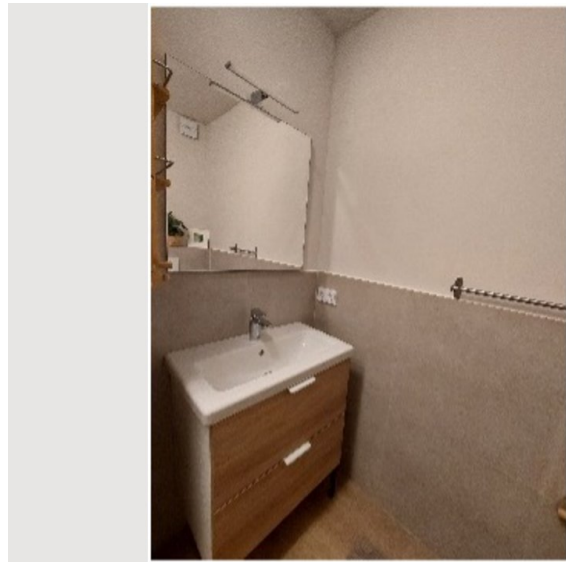
- Smoking not allowed
- Desk/Workplace
- Pets on request
- Bicycle room free of charge
- Short-term parking zone subject to a charge
- Private entrance
- Regular cleaning at extra cost

## Picture gallery









## Infrastructure



The apartment is in a quiet neighborhood filled with life and pleasant surprises. The highlight is the Meidlinger Markt, a local market just 5 minutes from your apartment. It offers a large, traditional selection of products such as fruit, vegetables, and meat, complemented by several unusual stalls with vegan or gluten-free products. The restaurant business around the Meidlinger Markt is even more colorful. Many unique restaurants with unconventional concepts recently opened up in the area. It all creates a beautiful mix of traditional and modernism. Suppose you continue to walk for another 5 minutes. In that case, you are at one of Vienna's most prominent shopping streets, Meidlinger Hauptstrasse, where you can buy everything, from clothes to sanitary products to office supplies. At the top of Meidlinger Hauptstrasse is one of Vienna's most important train stations, Meidlinger Bahnhof, at 15 Minutes walking distance from your flat.

If you want to enjoy nature, the fastest way is to walk for 30 minutes (15 minutes by public transport), and you will be at the famous Schloss Schönbrunn. The former summer residence of the Habsburgs is the perfect place for jogging, reading, chilling, or enjoying a coffee in the park.

When you leave the apartment, you find at the street corner the restaurant Assmayer, an authentic Viennese tavern serving its guests Schnitzel and beer since 1876. By the way, Ignaz Assmayer was an Austrian composer of liturgical music and a close friend of Franz Schubert. Or you can walk around the corner and relax on a public bench, under trees, in front of the Church of Holy Johann Nepomuk. Around the houses block, you find plenty of grocery shops, food stores, and bakeries.

Your apartment has perfect access to public transport. In just 5 minutes' walking distance, you find key connection lines, such as the metros U4 or U6 (Längenfeldgasse), the bus lines 12A, 59A and 63A, or tram 62. You can reach Vienna University or the United Nations Office in Vienna in approximately 30 minutes, the Vienna Opera in 15 Minutes, and Vienna's most extensive shopping street, Mariahilfer Strasse, in 15 Minutes. Thanks to the closeness to Meidlinger Bahnhof, you can quickly move out of Vienna.

By the way, if it is hot in the summer and you would like to cool down, walk 10 minutes and enjoy Vienna's Theresienbad, a public bath that offers you holiday spirits all year round.

## Location

