

3 ROOM APARTMENT, 1190 VIENNA

## Top Location un the District, Döbling

Object number: SOSG1

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A beautiful, well-maintained 3-room apartment in a classical building in a top location in Vienna's 19th district. This gorgeous apartment of around 110 m<sup>2</sup> is located on the mezzanine floor.

<b>Period</b>	21/12/2025 - 21/01/2026
<b>Number of persons</b>	2
<b>Total incl. VAT.</b>	€ 3.181,94
Security deposit	€ 2.400,00



### Living space

107m<sup>2</sup>



### Maximum occupancy

3 Persons



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

1 Private bathroom 2 Separated bedrooms



### 1. floor

Elevator available



### Check-in

08:00 - 16:00 Clock



### Check-out

08:00 - 16:00 Clock

## Sleeping options

### Bedroom 1



1x Double bed (2 m x 2 m)

### Bedroom 2



1x Sofa bed (1 person)

## Descripton of accommodation

The rooms are divided as follows:

- Spacious vestibule with space for a wardrobe
- Separately located and fully equipped kitchen (including oven, stove, extractor hood, refrigerator, wash-ing machine)
- Bathroom with window, washing area, bathtub/shower
- Separate toilet with a washing area
- 2 spacious rooms that can be used as a bedroom, children's room or study
- Large living and dining area

The bright apartment impresses above all with its typical old building flair: high rooms, stucco, double doors, herringbone parquet. In addition, the apartment offers various built-in cupboards and therefore plenty of storage space. You access the garden-side balcony via the bedroom. The heating and hot water preparation takes place using a gas heating sys-tem. A cellar compartment completes the offer perfectly!

## Equipment & Features



### Basic equipment

- Balcony
- Private washing machine
- Private toilet
- Loggia
- Private dryer



### First supply

- Toilet paper
- Nespresso capsules
- Fridge filling on request



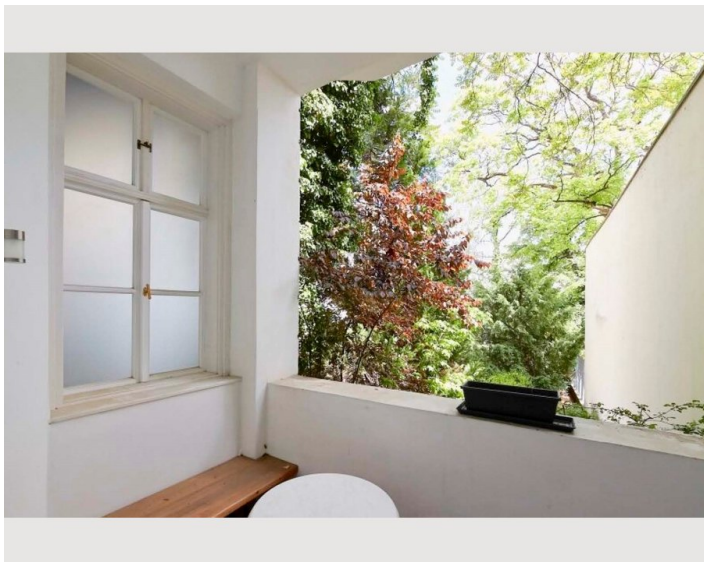
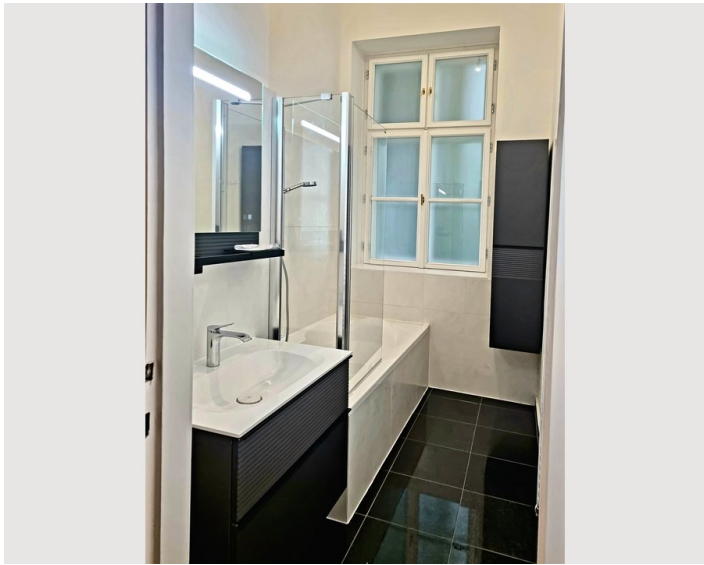
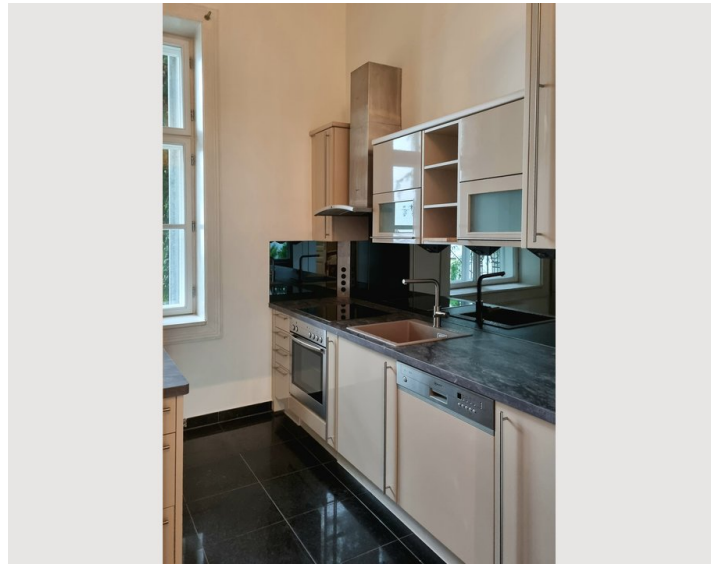
### Kitchen

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

## Informations

- Short-term parking zone subject to a charge
- Desk/Workplace
- Private entrance
- Pets on request
- Regular cleaning at extra cost
- Bicycle room free of charge

## Picture gallery



## Infrastructure

 250 m

Within walking distance of the property, you will find local suppliers (e.g. Billa 250), many other shops (DM, pharmacy, bank) and a variety of various bars/restaurants. As well as the nearby Wertheimsteinpark, around 600m away, offers the ideal opportunity for relaxation. The public connection can be described as very good, as on the one hand the bus lines 10 A, 35 A and tram lines 38 and 37 are in the immediate vicinity and you can reach the subway stations on the U6 "Nussdorfer Straße" or the U4 "Spittelau".

## Location

