



3 ROOM APARTMENT, 1230 VIENNA

## Penthouse apartment

Object number: NECA2

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<b>Period</b>	10/07/ - 10/08/2025
<b>Number of persons</b>	2
<b>Total</b> incl. VAT.	€ 3.956,40
Security deposit	€ 2.900,00

Light-flooded attic apartment with two large terraces on the fifth floor. A car parking space in the in-house underground garage belongs to the apartment. Also a cellar compartment. The apartment is equipped with underfloor heating and air conditioni



### Living space

92m<sup>2</sup>



### Maximum occupancy

6 Persons



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

1 private bathroom 2 Separated bedrooms 1 Living-Sleepingroom



### 5. floor

Elevator available



### Check-in

09:00 - 17:00 Clock



### Check-out

09:00 - 11:00 Clock

## Sleeping options

### Bedroom 1



1x Double bed (1,80 m x 2 m)

### Bedroom 2



2x Single bed

### Living and sleeping



1x Sofa bed (2 persons)

## Descripton of accommodation

The apartment is characterized by large windows. The three rooms are flooded with light and can be darkened by electric external blinds if necessary. Two large terraces invite you to stay and relax. The temperature of each room can be regulated by its own thermostats in the cold season and cooled by the air conditioning in the summer. The view goes directly "into the green" and is not obstructed by any high-rise buildings.

### Equipment & Features



#### Basic equipment

- Terrace
- Internet/Wifi
- Private washing machine
- Bedclothes
- Private toilet
- Aircondition
- Cleaning utensils
- Roof-terrace
- TV
- Private dryer
- Towels
- Garage
- Vacuum cleaner
- Hairdryer



#### First supply

- Toilet paper
- Soap
- Fridge filling on request
- shampoo
- Nespresso capsules



#### Kitchen

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

### Informations

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

## Picture gallery



### Infrastructure



The bus stop is located directly in front of the house. The subway station is about a three-minute walk away.



A supermarket and a pharmacy are about a three-minute walk away.



The SCS - Shopping City South can be reached by bike or car in five minutes.



The center of Vienna can be reached by bus or subway in 20 to 30 minutes.

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The apartment is perfectly located on the southern outskirts of Vienna - local suppliers and pharmacy can be reached "around the corner" on foot in a few minutes, a large shopping center is located a few minutes away by bike or car and the slip roads to the West and South Motorways can be reached in five to ten minutes. You avoid nerve-racking traffic jams through the city. With public transportation (bus stop directly in front of the house, subway station about five minutes walk away) you can quickly reach any address in the city of Vienna. Your own car, your own bike, you park safely and without further costs in the in-house underground parking.

## Location

