

3 ROOM APARTMENT, 1160 VIENNA

# Artsy 2 BR Appartment

Object number: CRFD1

**View and rent online**

My flat has 2 separate bedrooms, 1 light-flooded living room and 1 blue kitchen. It is a mix of modern & vintage and I love art. There is a small, fine bathroom with a spacious shower and 1 separate WC

| | |
|---|---|
| **Period** | 18/11/ - 18/12/2026 |
| **Number of persons** | 2 |
| **Total** incl. VAT. | € 3.647,58 |
| Security deposit | € 2.800,00 |

**Living space**
82m²

**Maximum occupancy**
5 Persons

**Complete accommodation**
1 Private bathroom 2 Separated bedrooms

**2. floor**

**Check-in**
15:00 - 18:00 Clock

**Check-out**
09:00 - 11:00 Clock

## Sleeping options

### Bedroom 1



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

### Bedroom 2



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



1x Bunk bed

## Descripiton of accommodation

You will love my flat because it is cosy, light-flooded, modern and charming. It is located near the hip Yppenviertel in a multicultural neighbourhood. The Brunnenmarkt is within walking distance. The Gürtel with its numerous bars and concert venues is just around the corner. The picturesque Spittelberg with its small alleyways is home to Vienna's most beautiful Christmas market. Traditional Viennese wine taverns can also be found nearby.

## Equipment & Features

### Basic equipment

- Garden sharing
- Music system/docking station
- Bedclothes
- Private toilet
- Cleaning utensils
- Internet/Wifi
- Private washing machine
- Towels
- Vacuum cleaner
- Hairdryer

### First supply

- Toilet paper
- Soap
- shampoo
- Nespresso capsules

### Kitchen

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

## Informations

- Suitable for children
- Short-term parking zone subject to a charge
- Pets forbidden
- Smoking not allowed
- Desk/Workplace

## Picture gallery







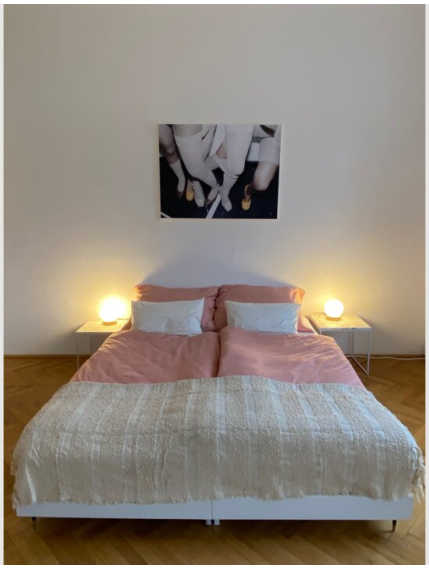



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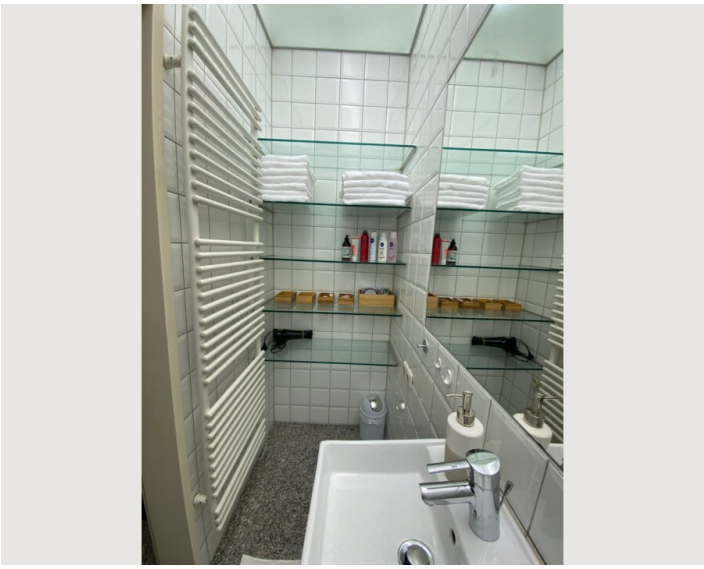




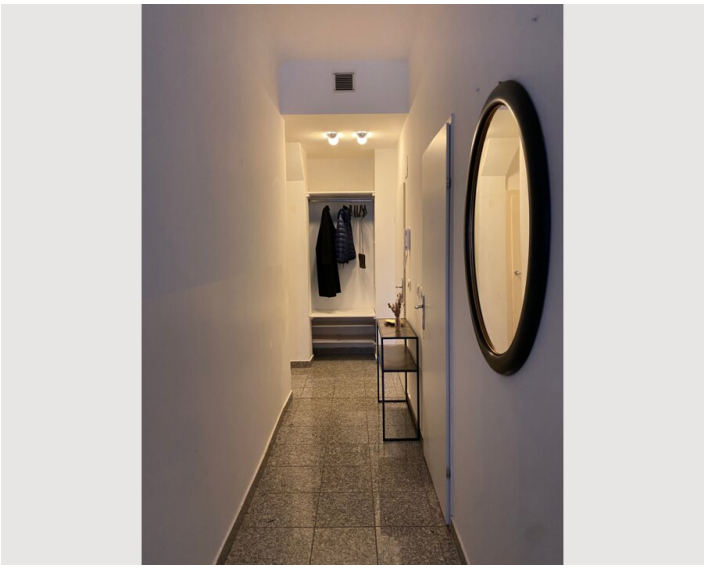








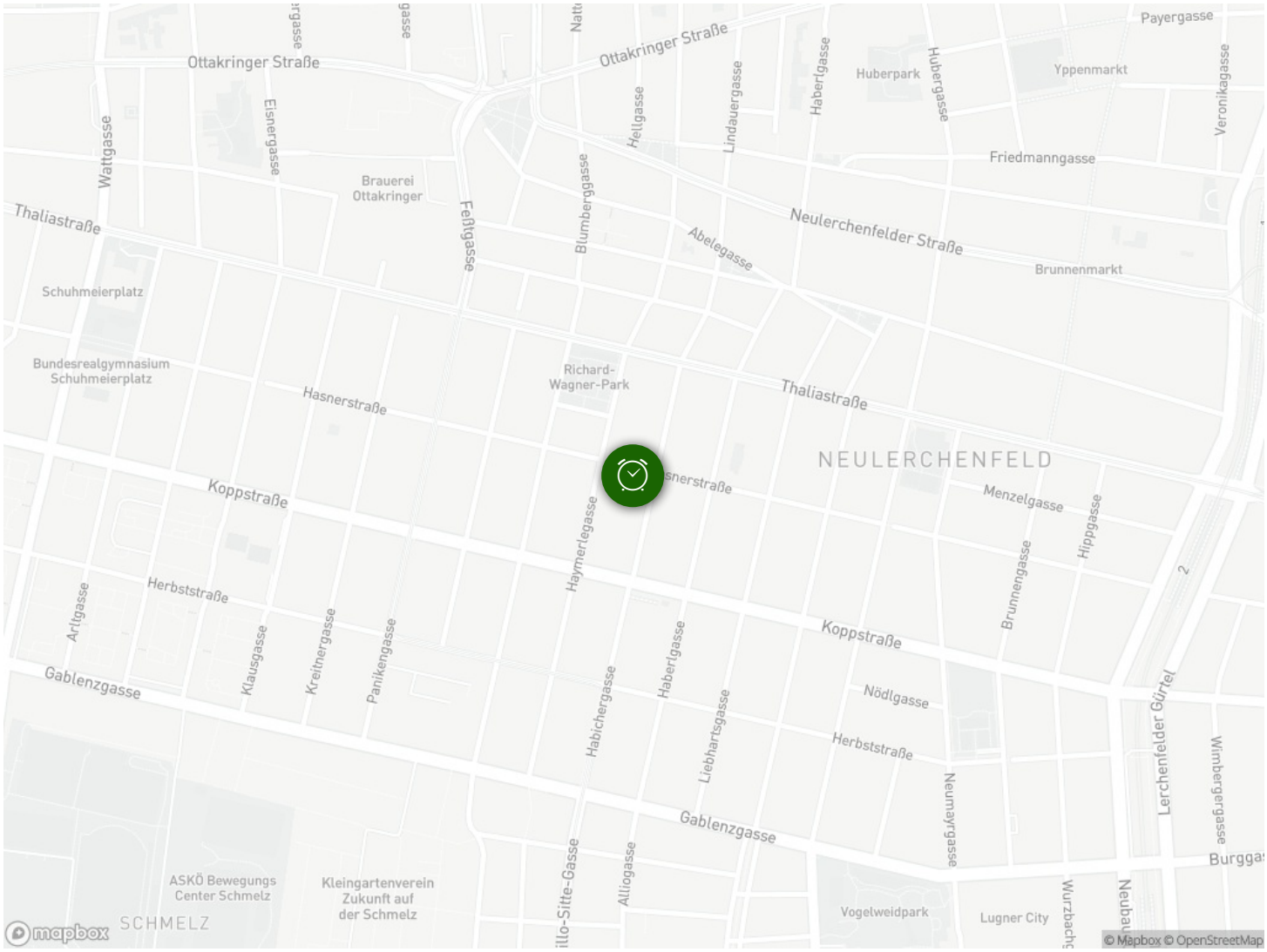




**Infrastructure**

Perfect cycle path to the centre, all shops for daily needs within 5 minutes walking distance. Shopping centre within 15 minutes walking distance.
25 minutes to Stephansplatz. 30 minutes to the countryside.

## Location


Ottakringer Straße
Payergasse
Huberpark
Yppenmarkt
Veronikagasse
Friedmanngasse
Wattgasse
Eisengasse
Brauerei Ottakringer
Thaliastraße
Neulerchenfelder Straße
Brunnenmarkt
Schuhmeierplatz
Bundesrealgymnasium Schuhmeierplatz
Richard-Wagner-Park
Hasnerstraße
NEULERCHENFELD
Koppstraße
Menzelgasse
Herbststraße
Gablenzgasse
Nödlgasse
Lerchenfelder Gürtel
ASKÖ Bewegungs Center Schmelz
Kleingartenverein Zukunft auf der Schmelz
SCHMELZ
Vogelweidpark
Lugner City
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