

2 ROOM APARTMENT, 1030 VIENNA

Modern 2-room apartment with balcony in central location near Stadtpark Vienna

Object number: BUDM1

View and rent online

Immerse yourself in the heart of Vienna and experience an unforgettable stay in this modern apartment! At 49 square meters, it offers a cozy home in the 3rd District just a 3-min. walk from Stadtpark.

Period	23/11/ - 23/12/2026
Number of persons	2
Total incl. VAT.	€ 5.568,08
Security deposit	€ 4.400,00

Living space
49m²

Maximum occupancy
3 Persons

Complete accommodation
1 Private bathroom 1 Separated bedroom 1 Living-Sleepingroom

2. floor
Elevator available

Check-in
14:00 - 20:00 Clock

Check-out
08:00 - 12:00 Clock

Sleeping options

Sleeping room



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

Living & Sleeping



1x Sofa bed (2 persons)

Descripiton of accommodation

Nestled on a quiet one-way street in the 3rd district, close to Modenapark and a mere 3-minute stroll from Stadtpark, this apartment is an ideal haven for singles, couples, or small families. Situated on the 2nd floor (elevator available) of a newly constructed building (completed in 2020), it boasts floor-to-ceiling windows, elegant wooden floor tiles, an efficient floor heating system, and air conditioning for ultimate comfort.

This contemporary space includes a living room complete with a fully equipped kitchenette and a cozy dining area. It features a convenient restroom with a toilet, a bedroom that doubles as a workspace, and a bathroom equipped with a modern shower. The apartment's design also incorporates two balconies, offering a perfect spot for a relaxing break or to enjoy some fresh air. Additionally, the apartment offers ample storage opportunities to keep your living area organized and clutter-free.
For added convenience, the apartment has a private parking space in the underground garage and a bicycle storage room available at no extra charge. The location is not only peaceful but also strategically positioned: the picturesque Belvedere Gardens are just a 10-minute walk away, while the historic Stephansplatz can be reached with a leisurely 20-minute walk. Experience the perfect blend of modern living and accessible urban convenience at the Modenapark Apartment.

Features
Living room

- Samsung Smart TV
- 2 sofa beds
- Dining table with 4 chairs
- Air conditioning

Kitchenette
- Oven
- Fridge with freezer compartment
- Electric stove
- Dishwasher
- Coffee machine (Nespresso)
- Bread toaster
- Immersion blender
- Cutlery
- Dishes
- Glasses
- Bowls
- Pans

Bathroom
- Shower
- Washing machine with dryer
- Towels
- Vacuum cleaner robot (Roborock)

Bedroom
- Air conditioning
- 180 cm double bed with storage
- Bed sheets
- Pillows

Workplace for business or study
- Desk with adjustable electric standing desk
- Printer
- Internet / Wi-Fi is available free of charge.

Services

- Cleaning on request (extra charge)
- Basement garage into the house (included)

The central location allows you to explore Vienna's vibrant life. Numerous restaurants, cafés and stores are waiting to be discovered by you. Public transportation is within easy reach.

Welcome to your Viennese oasis - I look forward to offering you a unique stay!

Equipment & Features

Basic equipment

- Balcony
- TV
- Private washing machine
- Bedclothes
- Private toilet
- Aircondition
- Cleaning utensils
- Internet/Wifi
- Printer
- Private dryer
- Towels
- Garage
- Vacuum cleaner
- Hairdryer

First supply

- Toilet paper
- Soap

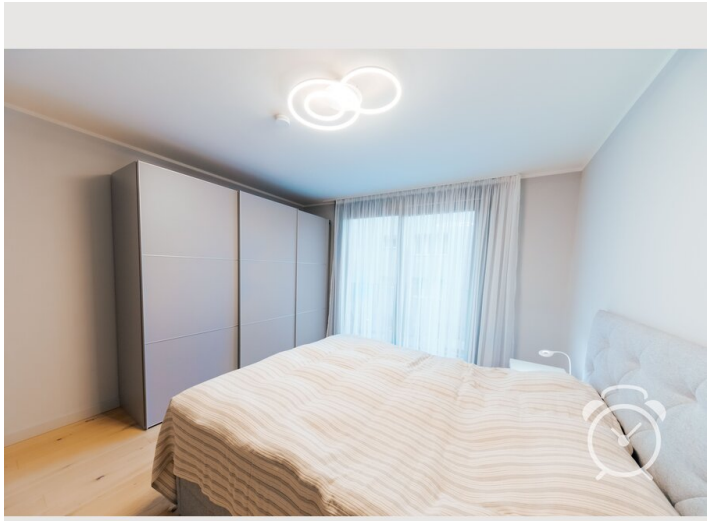
Kitchen

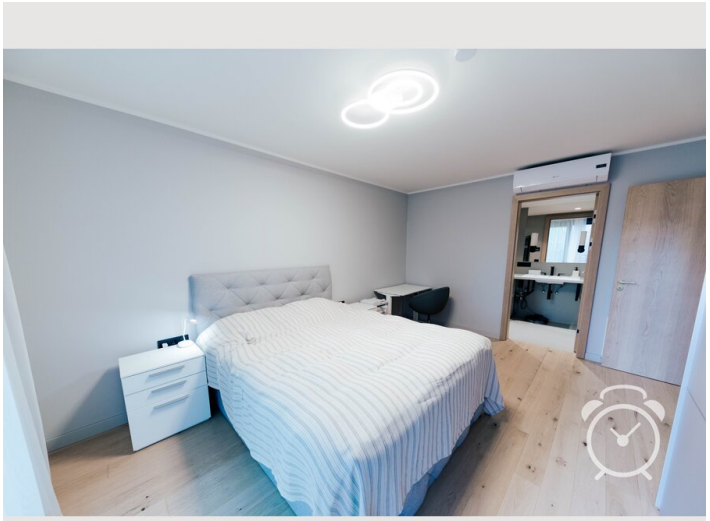
- Private kitchen
- Cooking utensils
- Espresso machine
- Kitchenette
- Glasses/Tableware
- Dishwasher

Informations

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

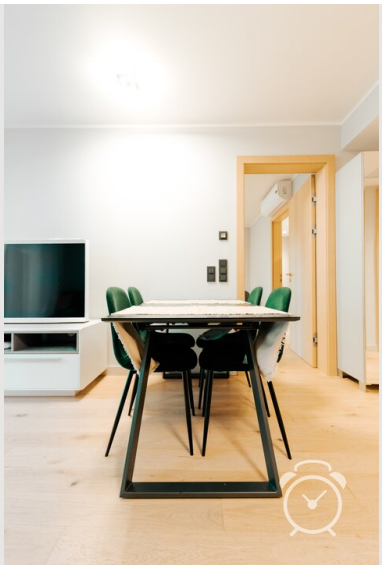
Picture gallery









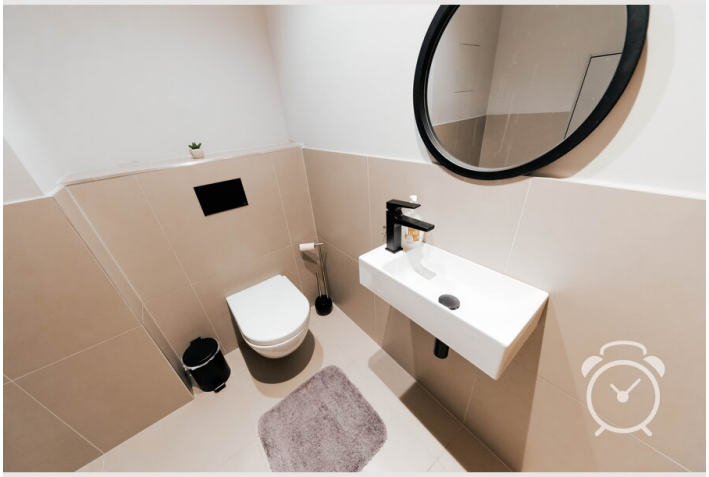


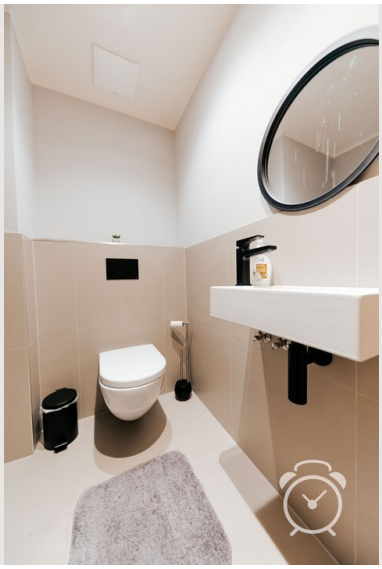




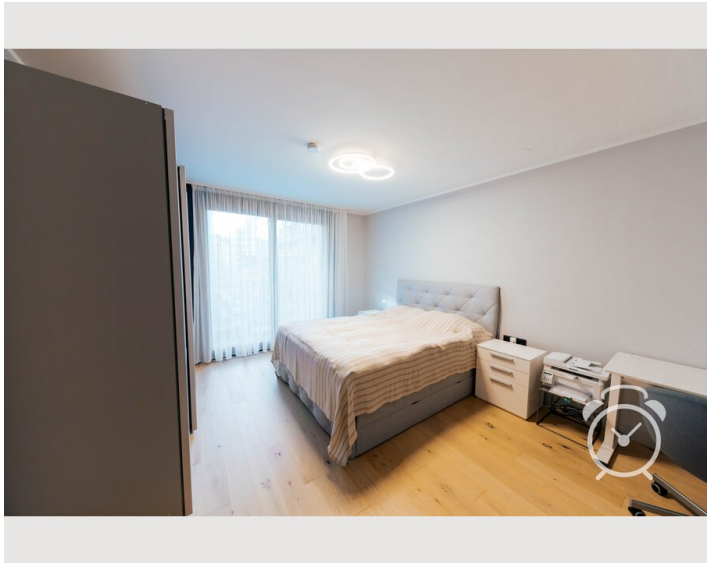


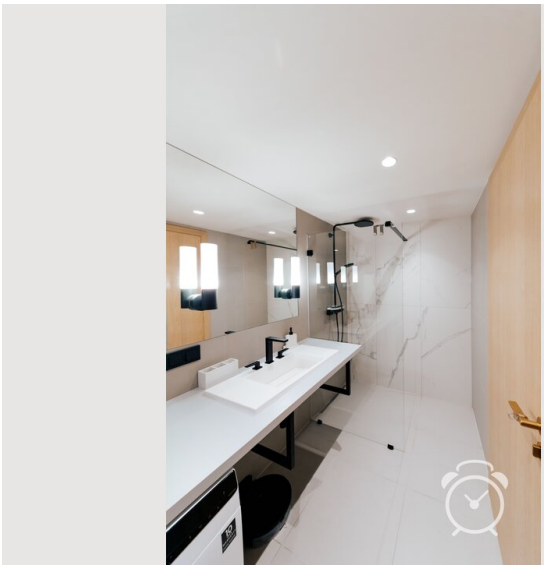


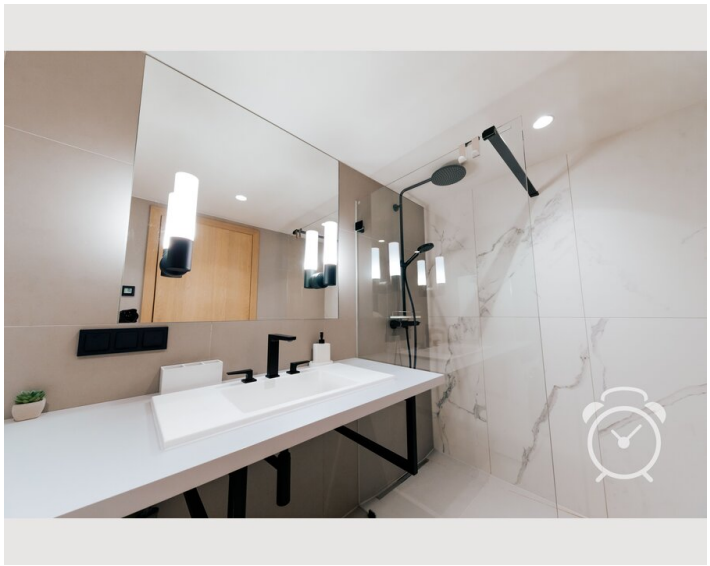


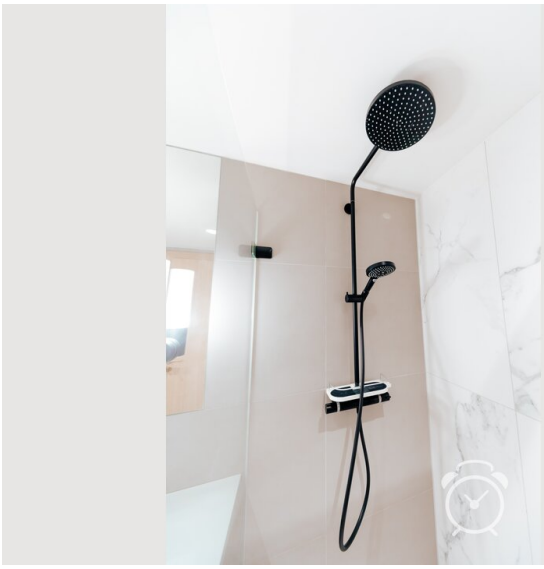


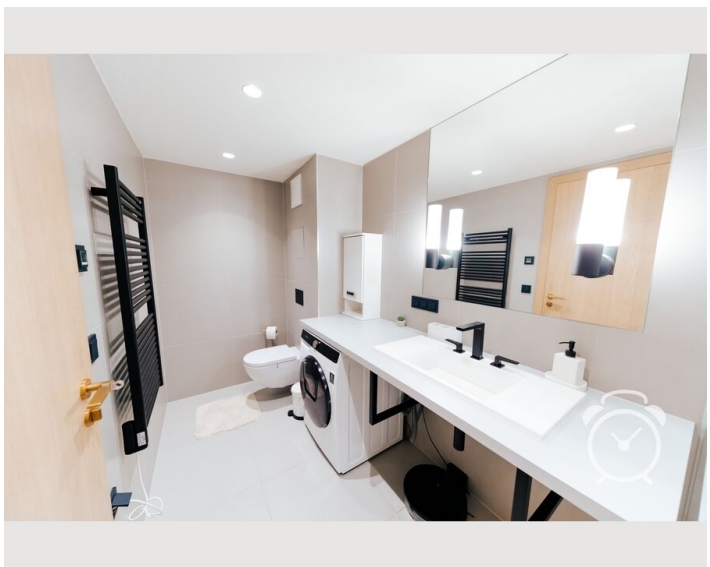


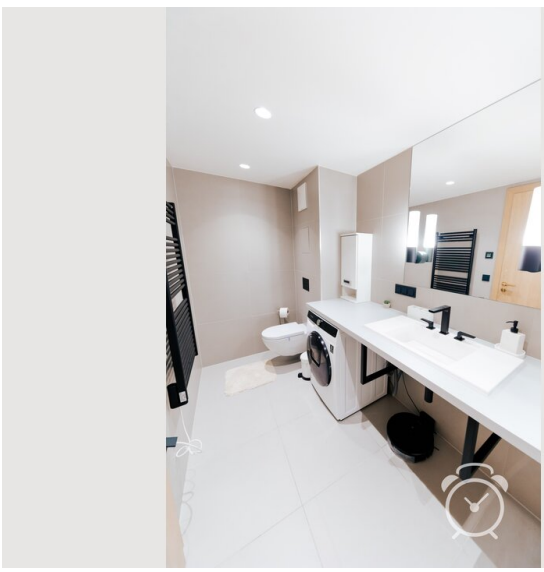


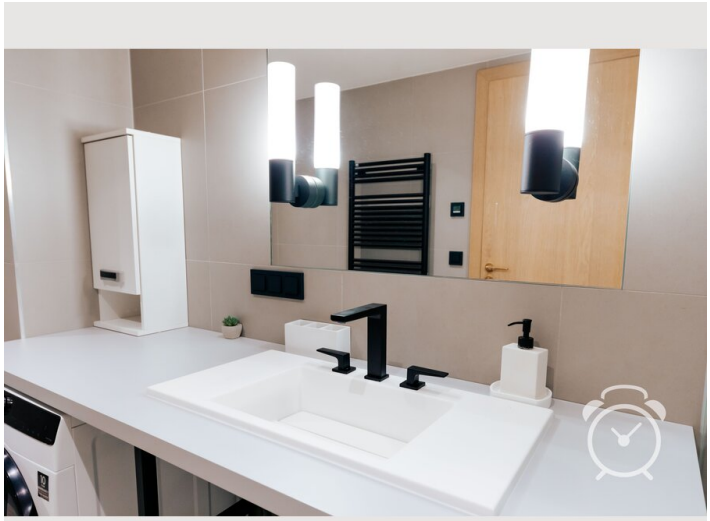


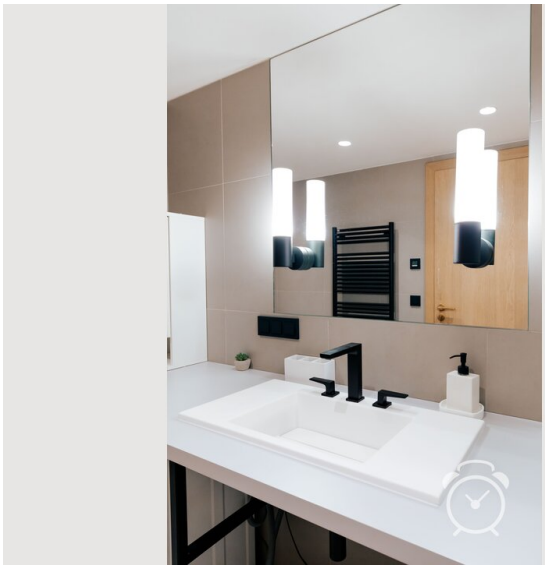


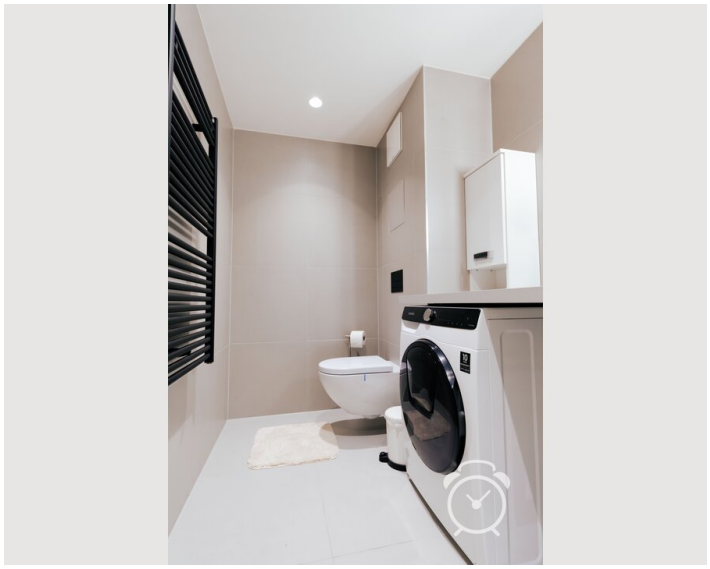


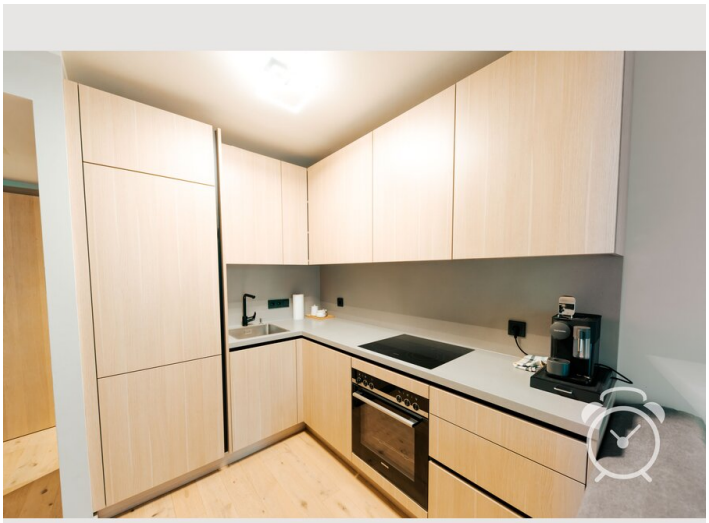


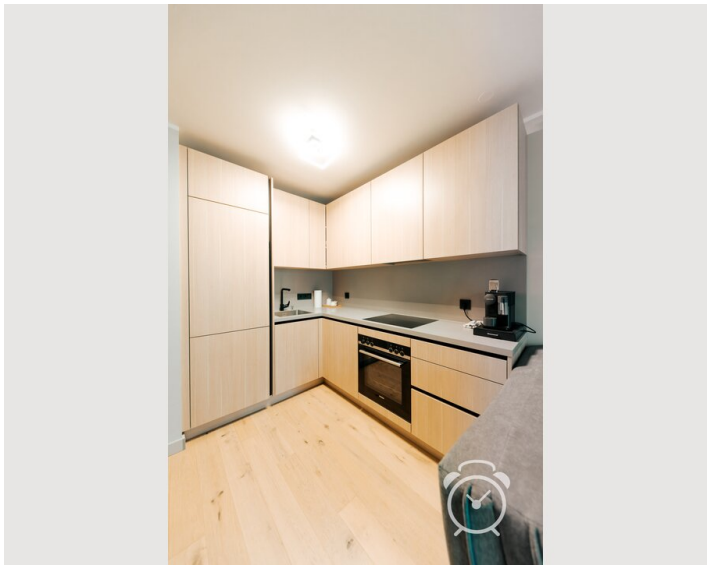




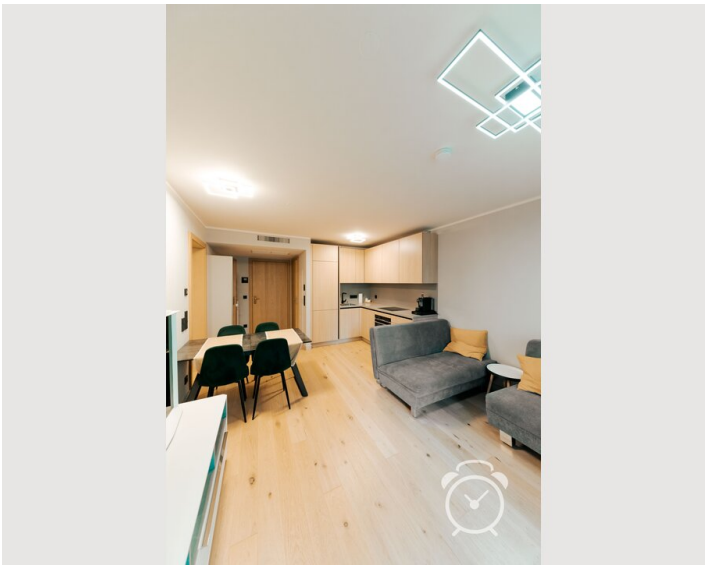


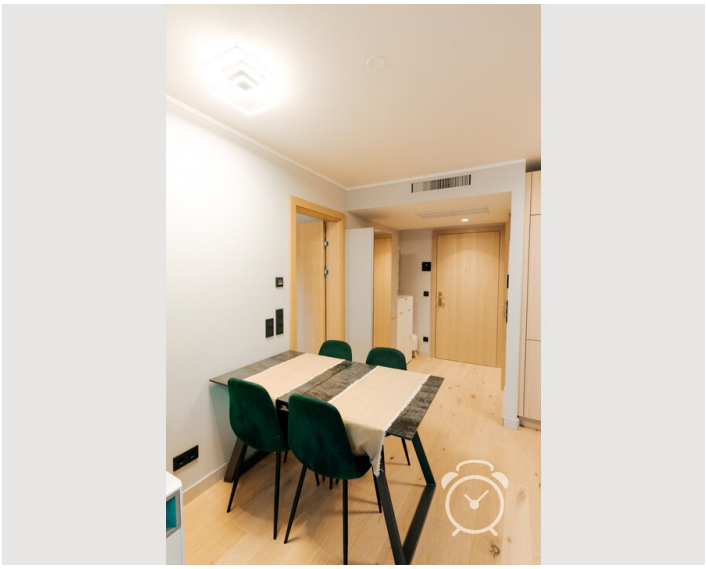


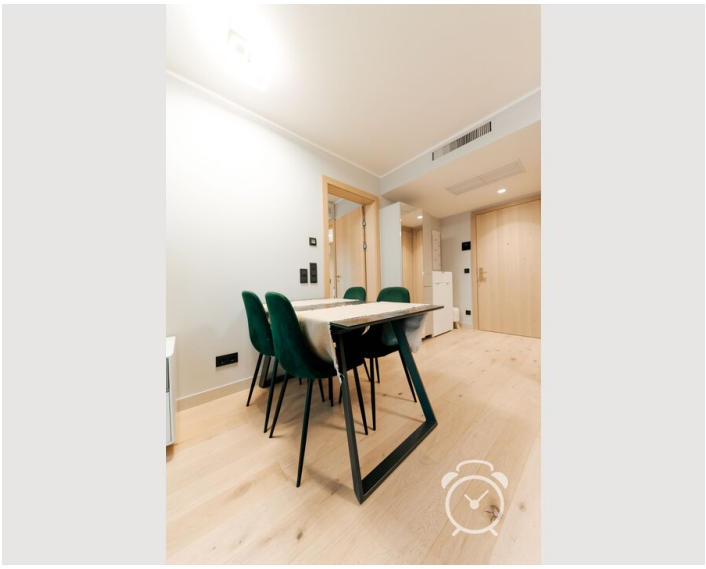


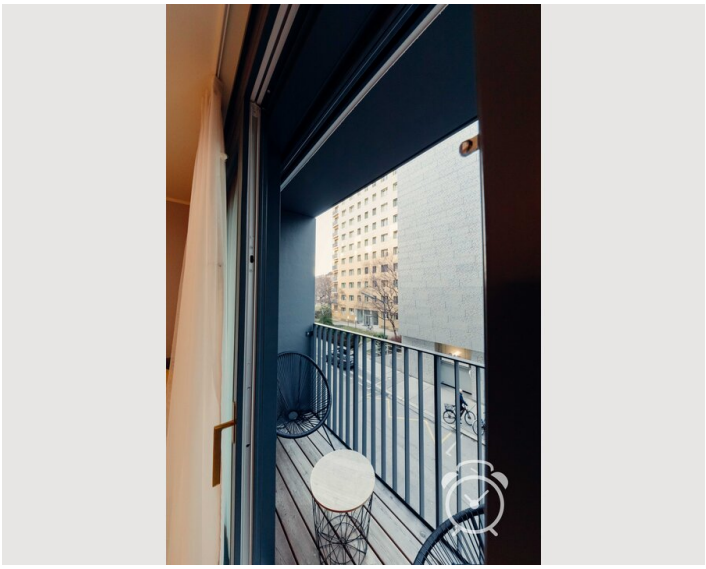














Video

Goto Video



Infrastructure

Wien Middle - Landstraße 850 m

Spar Gourmet - 100 m

450 m

20 minutes by car

U3 - Stadtpark - 4 minutes walk

Welcome to Vienna Landstrasse - an area that skillfully combines urban life and a relaxed atmosphere.

The apartment is in close proximity to a variety of cafés, restaurants and bars, ranging from locally inspired cuisine to international culinary delights. Supermarkets and stores for daily needs are within easy reach, making shopping uncomplicated.

There is not only a green area nearby, but also proximity to cultural hotspots. Museums and galleries invite you to inspiring excursions, while cultural events provide variety throughout the year.

Transport links are excellent, with public transport nearby making it easy for you to explore the city. At the same time, the apartment creates a quiet retreat in the middle of the city.

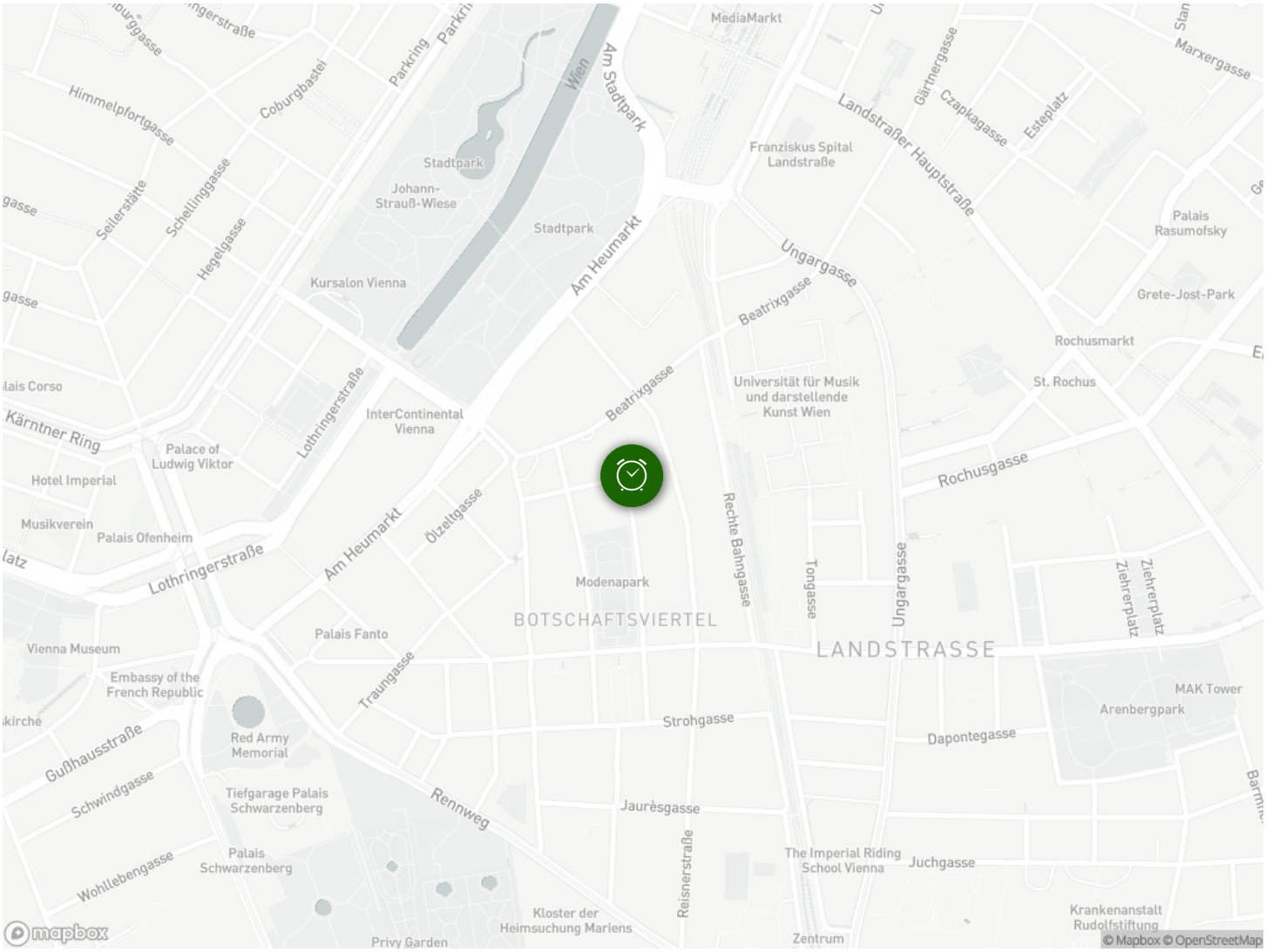
Discover the best of Vienna from this central location. Whether you want to sample local cuisine, experience cultural highlights or explore the city, this is the place for you. Welcome to your new home in one of Vienna's most exciting areas!

Public transport
- Metro Stadtpark U3 (4 min walk)
- Bus Modenapark (1 min walk)
- Train Wien Mitte (10 min walk)
- Airport Vienna (20 min by car, 30 min by train)

What’s nearby
- Modenapark (right outside)
- Stadtpark (4 min walk)
- Belvedere Gardens (10 min walk)
- Karlsplatz (13 min walk)
- Wiener Staatsoper (17 min walk)
- Stephansplatz (20 min walk)

Shopping
- SPAR Gourmet (1 min)
- Anker (1 min)
- Kärntner Straße (15 min)
- Wien Mitte (10 min)
- Naschmarkt (23 min walk)

Location


MediaMarkt
Himmelpfortgasse
Coburgbastei
Parkring
Wien
Am Stadtpark
Landstraßer Hauptstraße
Gärtnergasse
Czapkagasse
Esteplatz
Marxergasse
Franziskus Spital Landstraße
Stadtpark
Johann-Strauß-Wiese
Seilerstätte
Schellinggasse
Hegelgasse
Kursalon Vienna
Am Heumarkt
Ungargasse
Beatrixgasse
Palais Rasumofsky
Grete-Jost-Park
Rochusmarkt
St. Rochus
Universität für Musik und darstellende Kunst Wien
Kärntner Ring
Lothringerstraße
InterContinental Vienna
Palace of Ludwig Viktor
Hotel Imperial
Musikverein
Palais Ofenheim
Ölzeltgasse
Rochusgasse
Rechte Bahngasse
Tongasse
Ungargasse
Ziehrerplatz
Modenapark
BOTSCHAFTSVIERTEL
LANDSTRASSE
Palais Fanto
Vienna Museum
Embassy of the French Republic
Traungasse
Strohgasse
Dapontegasse
MAK Tower
Arenbergpark
Gußhausstraße
Red Army Memorial
Schwindgasse
Tiefgarage Palais Schwarzenberg
Rennweg
Jaurèsgasse
Reisnerstraße
Palais Schwarzenberg
Wohllebengasse
The Imperial Riding School Vienna
Juchgasse
Kloster der Heimsuchung Mariens
Krankenanstalt Rudolfstiftung
Privy Garden
Zentrum
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