



STUDIO APARTMENT, 1180 VIENNA

## Art-Garconiere with balcony

Object number: NJTF1

[View and rent online](#)

Beautiful, completely renovated Art-Garconiere in Art Nouveau house with beautiful front garden and garden in the back (usable), spacious balcony (smoking is allowed there), kitchen with dining area, bedroom-living room, excellent box spring bed

<b>Period</b>	12/06/ - 12/07/2026
<b>Number of persons</b>	2
<b>Total incl. VAT.</b>	€ 1.634,36
Security deposit	€ 1.300,00



### Living space

35m<sup>2</sup>



### Maximum occupancy

4 Persons



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

1 Private bathroom 1 Living-Sleeping room



### Ground floor

Elevator available



### Check-in

14:00 - 01:01 Clock



### Check-out

01:00 - 12:00 Clock

## Sleeping options

### Living & Sleeping



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



1x Sofa bed (2 persons)

## Description of accommodation

The Art Nouveau house is a twin house is in very good condition and has a beautiful front garden, beautiful entrance area, use of the rear garden possible,

The apartment is on the ground floor and consists of 2 rooms,

- Kitchen with dining area, spacious fridge with large freezer area, oven, 2 burner hotplate, dishwasher, toaster (plate toaster possible as required),
- Coffee - Bialetti large, coffee pod machine (filter machine on request), kettle
- Living room with sitting area, TV with cable TV, drawer box and open hanging box
- Sleeping area, false ceiling, box spring bed 2 m x 1.6 m, bedside boxes with mobile phone charging facility, total ceiling height 4.5 m
- Ironing board and iron
- Bathroom with shower, washing machine and hair dryer
- Extra toilet with window
- Balcony covered with green area, table and 2 armchairs, smoking is allowed there
- In the entrance area there is an extra vestibule with storage for shoes

## Equipment & Features



### Basic equipment

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



### First supply

- Toilet paper
- Soap
- shampoo
- Nespresso capsules



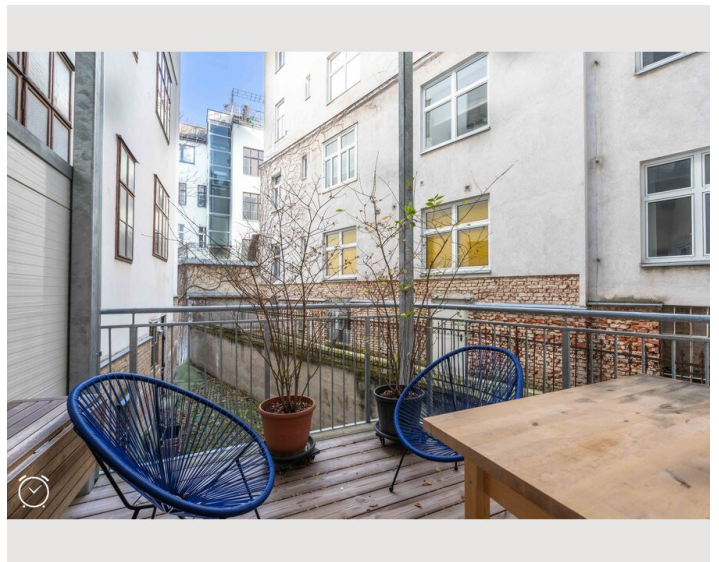
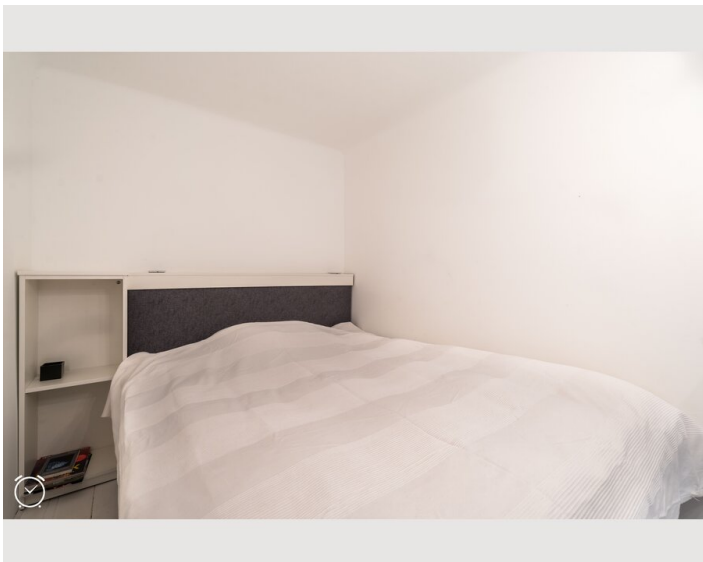
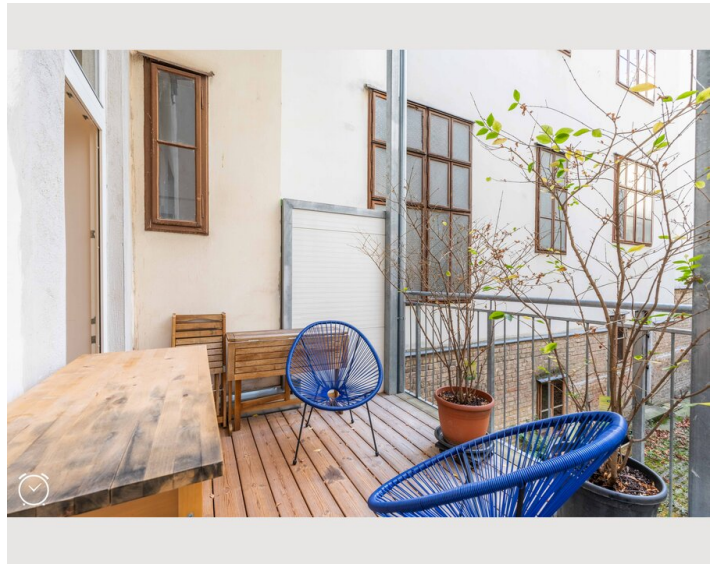
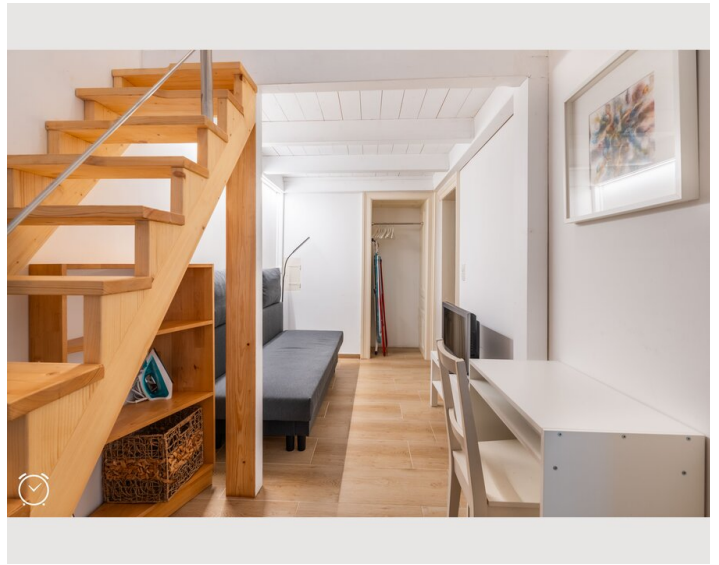
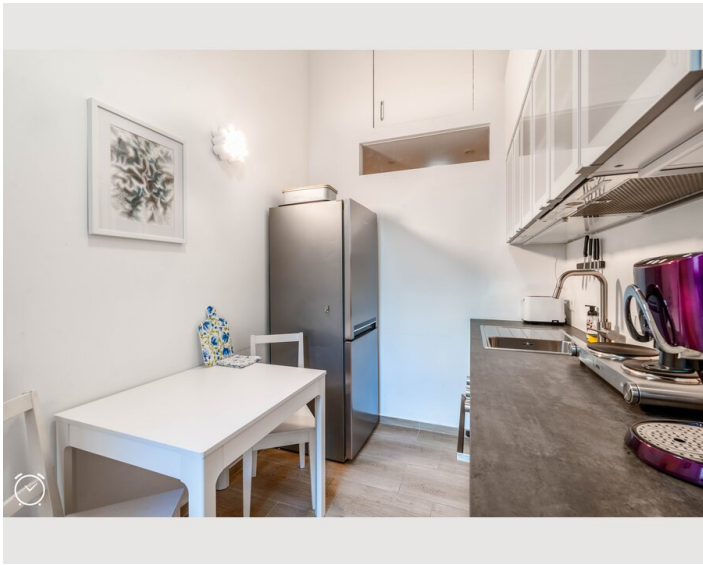
### Kitchen

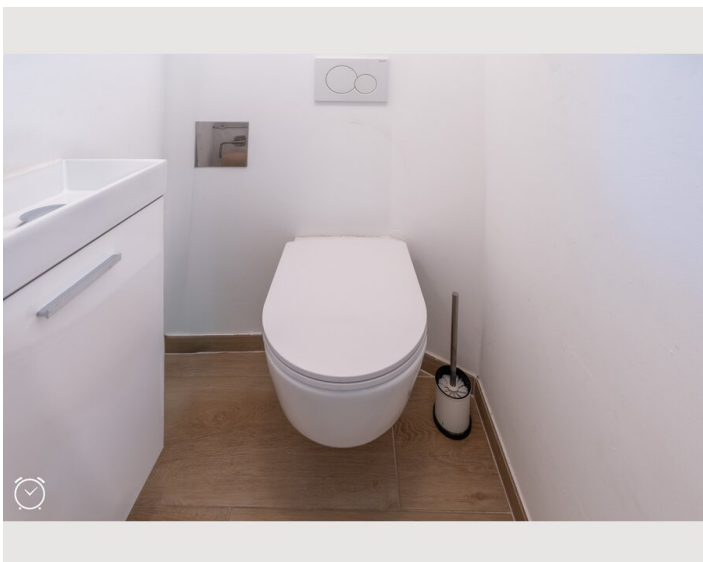
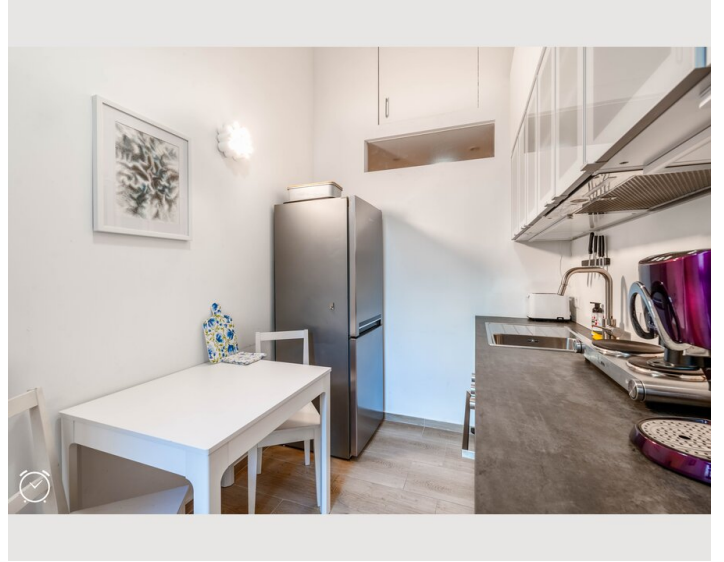
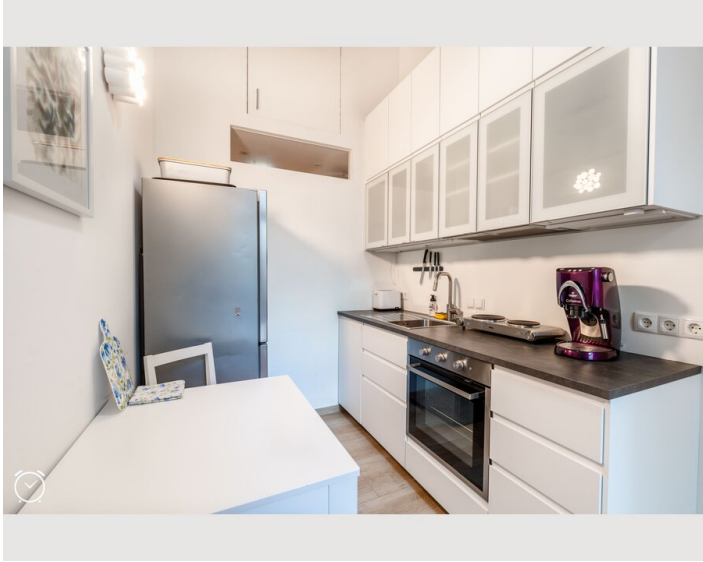
- Private kitchen
- Glasses/Tableware
- Filter coffee
- Cooking utensils
- Espresso machine
- Dishwasher

## Informations

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

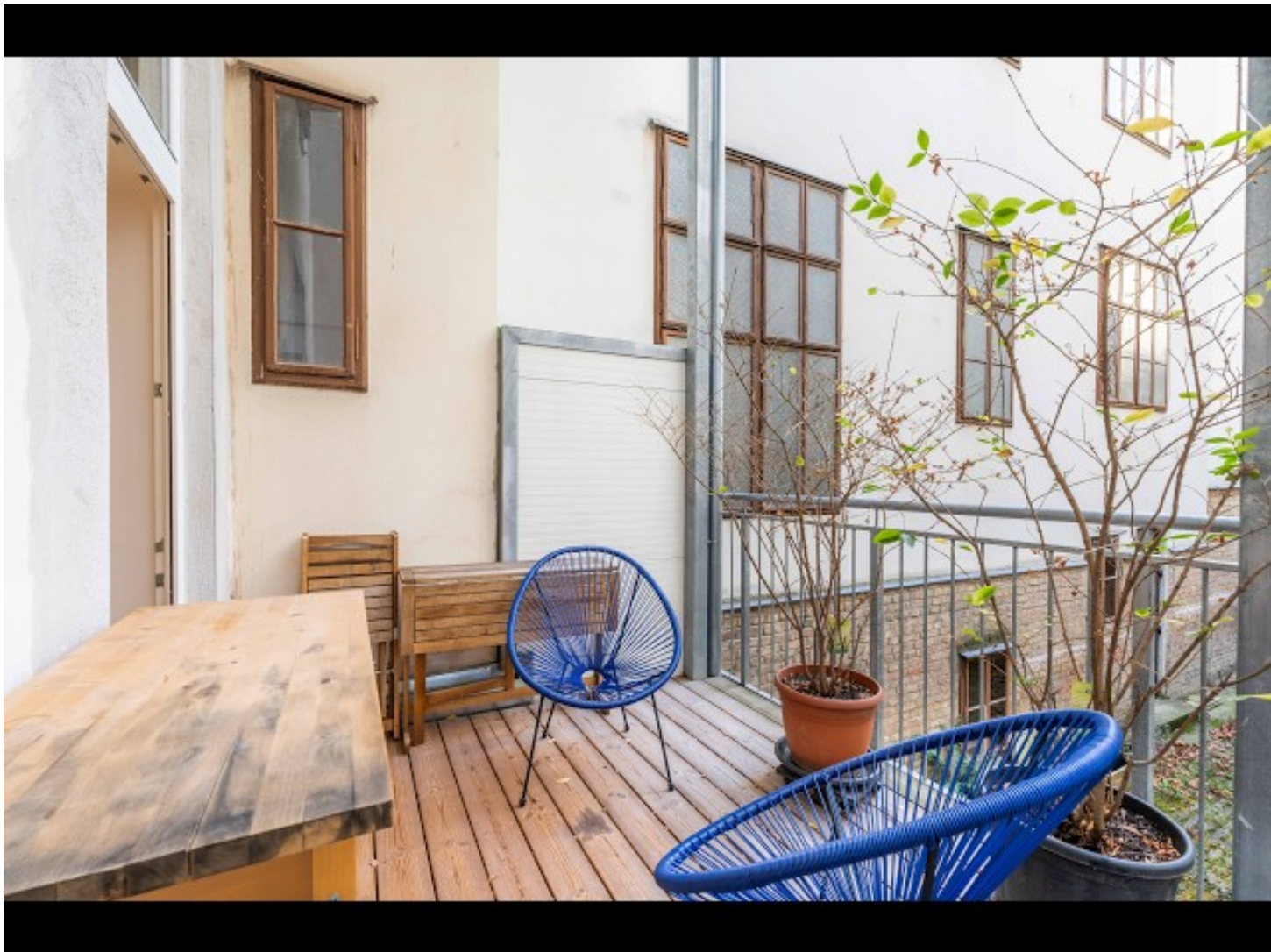
## Picture gallery





Video

Goto Video



## Infrastructure



in 5 min. walk distance you have several stores



10-15 min. walk distance with the tram

the infrastructure is very good, there are several supermarkets within 5-10 minutes walking distance, on the Währingerstraße all purchases can be made, many shops of all kinds

in 15 minutes by tram 40/41/42 to the center (Schottentor), in 10 minutes in the other direction to the Vienna Woods (Pötzleinsdorf)

U6 can be reached in 5 minutes by tram, 10 minutes by foot.

Restaurants and cafes of all kinds for breakfast, lunch, dinner and take-away -Japanese, European, Bowls

Kutschkermarkt - a great weekly market with gastronomy, as well as farmer's weekend market on Saturday

Culture - Volksoper in 10 min. by foot, 5 min. by tram

## Location

