



4 ROOM APARTMENT AND MORE, 1200 VIENNA

## Top apartment in a quiet central location

Object number: IYFY1

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You are renting a very nice, newly renovated, approx. 80m<sup>2</sup> old building apartment with very nice high rooms 3.6m (kitchen only 2.8m) and 6 sleeping places and your own bathroom with separate toilet.

<b>Period</b>	02/04/ - 02/05/2026
<b>Number of persons</b>	2
<b>Total</b> incl. VAT.	€ 2.903,54
Security deposit	€ 2.200,00



### Living space

80m<sup>2</sup>



### Maximum occupancy

6 Persons



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

1 Private bathroom 2 Separated bedrooms 1 Living-Sleepingroom



### 1. floor

Elevator available



### Check-in

06:00 - 20:00 Clock



### Check-out

06:00 - 14:00 Clock

## Sleeping options

### Bedroom 1



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

### Bedroom 2



2x Single bed

### Living & Sleeping



1x Sofa bed (2 persons)

## Descripton of accommodation

The house has been newly revitalized and makes a very neat and clean impression right from the entrance area. The apartment on the first floor can be accessed either via the stairwell or the elevator, which is barrier-free at ground level via the courtyard entrance. Secured by a security door with a 6-fold locking bolt and security key, the entrance door already conveyed a high level of security and comfort. In the anteroom there is a cloakroom including a dressing mirror and a small shelf/bench. To the left of it is the separate toilet and the large bathroom with bathtub, double sink and a very spacious shower. The large mirror that extends over both sinks has indirect LED lighting and includes an electric infrared additional heater for frozen tenants. The walk-through kitchen, accessible via the anteroom, can be used immediately and is fully equipped.

The equipment also includes bath and hand towels and includes a total of bed linen for 4 people. If sets are required for a total of 6 people, please just let us know. The apartment has a very pleasant living environment due to its ceiling height, 2 bedrooms, a large 25m<sup>2</sup> living room and a centrally located kitchen with dining area.

The dining table in the living room is extendable and suitable for up to 6 people (8). In the bedroom there is a very, very large built-in wardrobe with "endless storage space" and an integrated workstation.

You can reach the city center in about 20 minutes by public transport or by bike, but of course also by car. For your daily needs, there are Billa, Hofer, MC-Donalds, etc. in the immediate vicinity. Even the leisure center in the Millenium Tower. In addition, you can walk to Vienna's Danube Island in a maximum of 10 minutes and can pursue any kind of outdoor activity there.

All in all, it is a real feel-good place in Vienna that is very well located.

### Equipment & Features



#### Basic equipment

- Internet/Wifi
- TV
- Bedclothes
- Private toilet
- Iron & ironing board
- Music system/docking station
- Private washing machine
- Towels
- Vacuum cleaner
- Cleaning utensils



#### First supply

- Toilet paper
- Soap
- shampoo
- Nespresso capsules



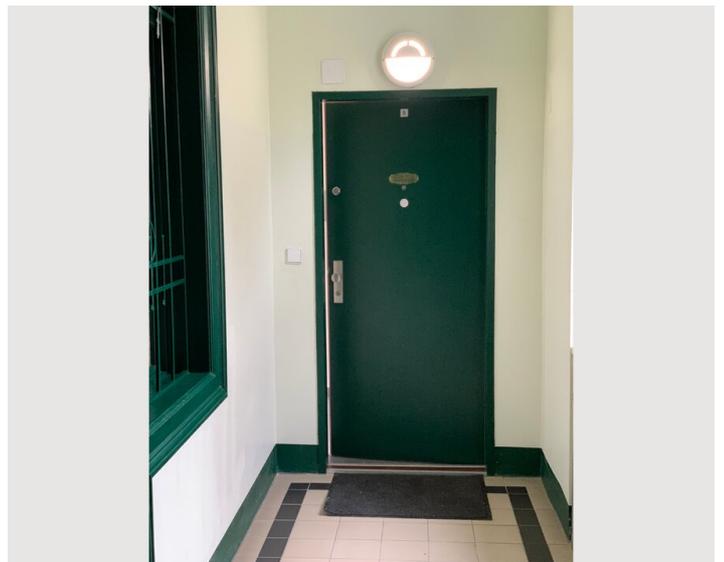
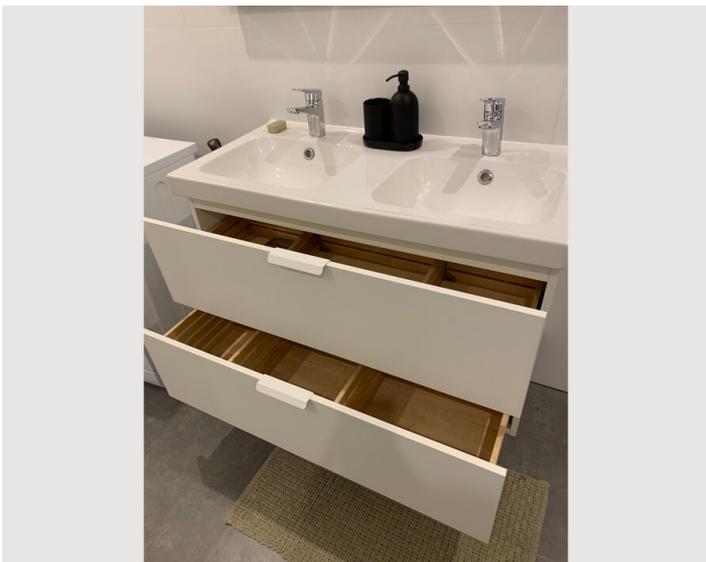
#### Kitchen

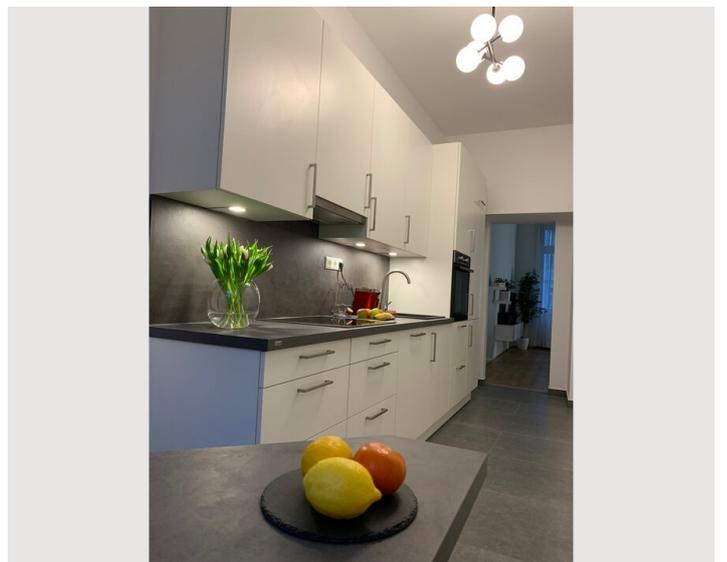
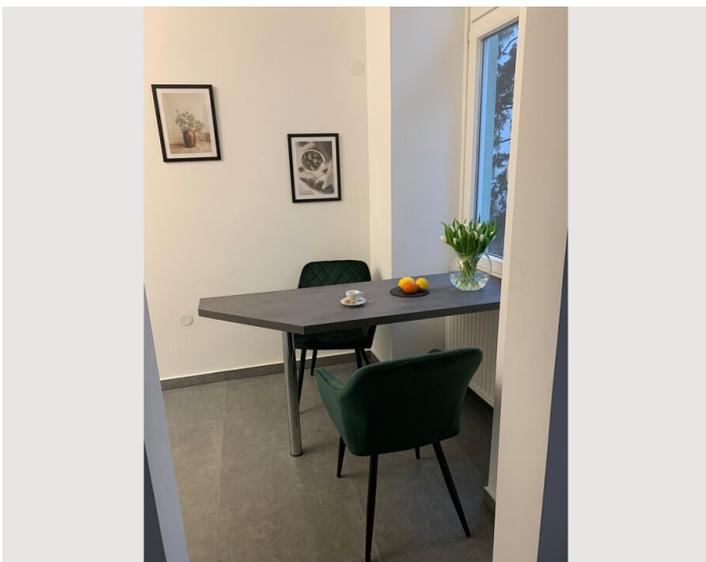
- Private kitchen
- Glasses/Tableware
- Dishwasher
- Cooking utensils
- Espresso machine

## Informations

- Suitable for children
- Short-term parking zone subject to a charge
- Private entrance
- Regular cleaning at extra cost
- Smoking not allowed
- Desk/Workplace
- Pets forbidden

## Picture gallery











### Infrastructure

📍 By bus and subway in approx. 20 minutes, by car in 11 minutes, by bike in 16 minutes.

🚗 By car 20 minutes, public: 42 minutes

🚲 2 minutes per feet

🚏 Traisengasse stop in 6 minutes

🚶 in 1 minutes per feet

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The location leaves nothing to be desired when it comes to the usable local supply infrastructure. All areas of daily use such as supermarkets, hairdressers, fast food outlets, restaurants, cafes, etc. can be reached within a maximum of 3 minutes on foot.

## Location

