



2 ROOM APARTMENT, 1040 VIENNA

## Cozy, quiet apartment in old building near main station and city center

Object number: REZF1

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You live in a very good location in the 4th district in a well-kept old building. Located completely on the courtyard side and therefore very quiet and yet close to the center. Excellent infrastructure in the immediate vicinity (supermarkets, restaur

<b>Period</b>	18/12/2025 - 18/01/2026
<b>Number of persons</b>	2
<b>Total incl. VAT.</b>	€ 1.990,58
<b>Security deposit</b>	€ 1.400,00



### Living space

62m<sup>2</sup>



### Maximum occupancy

2 Persons



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

1 Private bathroom 1 Separated bedroom



### 1. floor



### Check-in

10:00 - 14:00 Clock



### Check-out

10:00 - 12:00 Clock

## Sleeping options

### Sleeping room



1x Double bed (1,40 m x 2 m)

## Descripton of accommodation

Look forward to a quiet and cozy apartment in the heart of Vienna.

The bright old building apartment for rent is located on the mezzanine floor (1st floor without elevator) and impresses with its quiet and cozy atmosphere. All rooms face the courtyard and look out onto green inner courtyards in Vienna's beautiful 4th district.

Through the anteroom you enter the open kitchen, which is fully equipped with an electric stove, dishwasher, fridge with freezer, Nespresso machine, kettle, the usual pots and cooking utensils, as well as crockery/cutlery/glasses for 4 people. From there you enter the spacious living room with a large window front, which offers a wonderful view of trees and shrubs. There is also a sofa, a dining table with 4 armchairs, a work table/desk, bookshelves and TV as well as high-speed Internet (WLAN).

The bedroom can be accessed from both the living room and the kitchen and is furnished with a bed (140x200 cm), bedside tables, a spacious closet and a chest of drawers. The window, which also faces the courtyard, can be darkened with curtains.

The bathroom has a bathtub, washbasin, WC, washing machine and hairdryer

The apartment is category A, in good condition, equipped with floor heating, hot water preparation with connections in the kitchen and bathroom and is heated by a regularly maintained combi boiler.

Several stores, restaurants and supermarkets are within a 5-minute walk. There are numerous national and international connections directly from the main train station, which is a 10-minute walk away. There are several direct train connections to the airport (only 15 minutes from the central station).

Within a 20-minute walk from the apartment you can reach the Belvedere Palace, the popular Naschmarkt, the Vienna State Opera and the Technical University.

Drivers please note the short-term parking zone from 09:00 am - 10:00 pm

## Equipment & Features



### Basic equipment

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



### First supply

- Toilet paper
- Nespresso capsules
- Soap



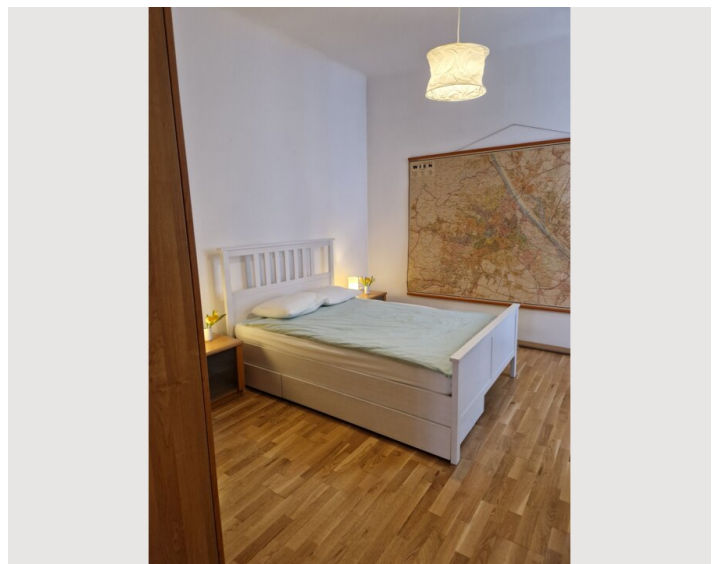
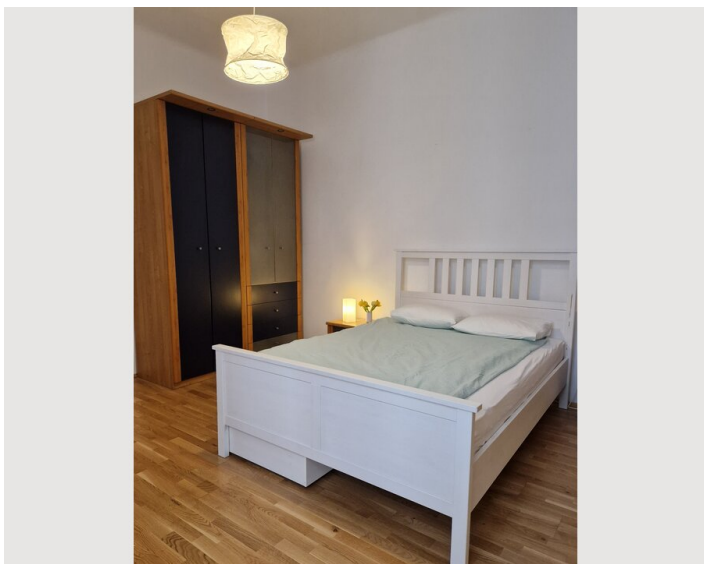
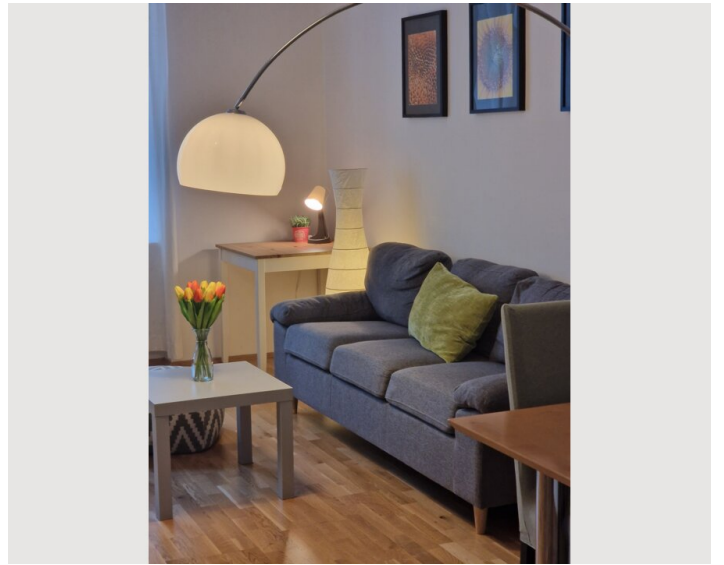
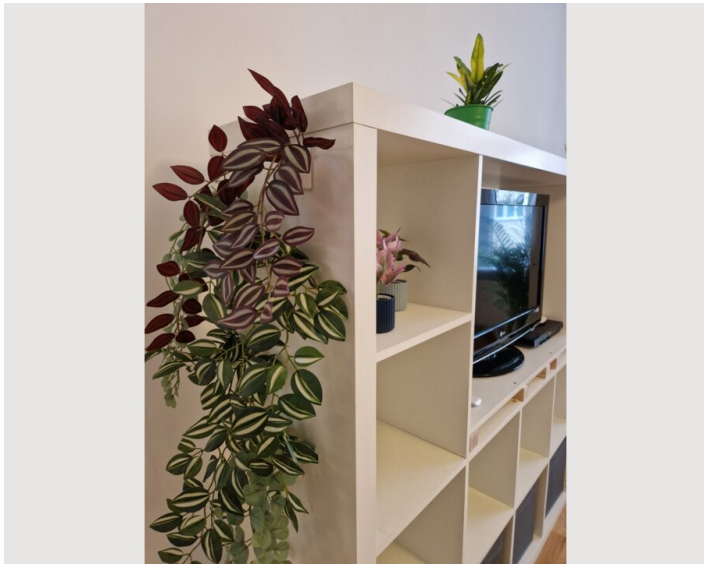
### Kitchen

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

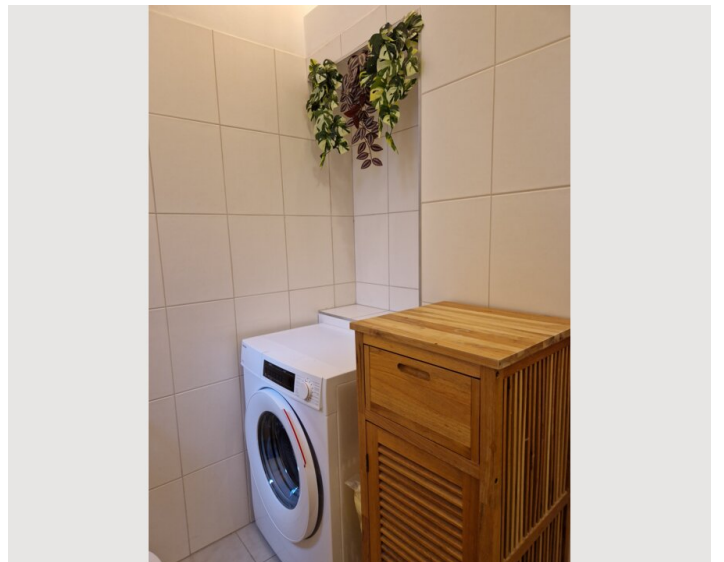
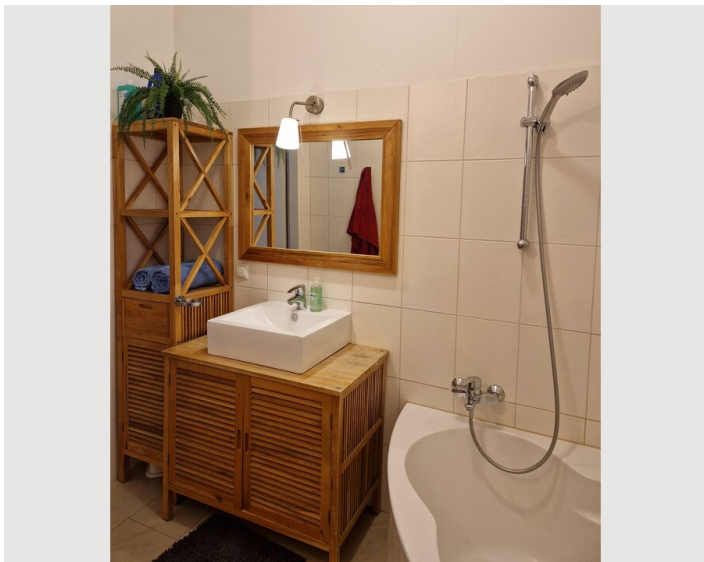
## Informations

- Smoking not allowed
- Desk/Workplace
- Bicycle room free of charge
- Short-term parking zone subject to a charge
- Pets forbidden

## Picture gallery









### Infrastructure



There are numerous national and international connections directly from the main train station, which is a 10-minute walk away.



In the immediate surroundings



There are several direct train connections to the airport (only 15 minutes from the central station).

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There are numerous food markets, restaurants, doctors, pharmacies, schools and banks in the immediate vicinity. Access to the subway (line U1/red) is 100 m away, the main train station is a 10-minute walk away. There are national and international train connections here, and Vienna-Schwechat Airport can be reached in 15 minutes. You will also find numerous stores, restaurants, etc

Location

