



3 ROOM APARTMENT, 1070 VIENNA

## Calm Viennese City Apartment with Piano

Object number: GROD3

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This calm Viennese Altbau Apartment has a beautiful wooden floor, a fully equipped separate kitchen and bathroom and is located in a very attractive area regarding connectivity and Bars/restaurants and close to Maria Hilferstrasse for shopping.

<b>Period</b>	30/01/ - 02/03/2026
<b>Number of persons</b>	2
<b>Total</b> incl. VAT.	€ 3.571,36
Security deposit	€ 2.700,00

 **Living space**

88m<sup>2</sup>

 **Maximum occupancy**

6 Persons

 **Complete accommodation** ?

1 Private bathroom 2 Separated bedrooms 1 Living-Sleepingroom

 **2. floor**

 **Check-in**

15:00 - 12:00 Clock

 **Check-out**

12:00 - 11:00 Clock

## Sleeping options

### Bedroom 1



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

### Bedroom 2



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

### Living & Sleeping



1x Sofa bed (2 persons)

## Descriptiton of accommodation

Welcome to your perfect Vienna vacation in the heart of the vibrant Neubau district. This bright and clean apartment offers an ideal combination of comfort, convenience and style, making it the perfect base from which to explore all that Vienna has to offer.

All our beds are equipped with high quality Bodyguard mattresses.

The apartment offers a tuned Yamaha concert Piano for practice and leisure.

## Equipment & Features

### Basic equipment

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

### First supply

- Toilet paper
- Soap
- shampoo

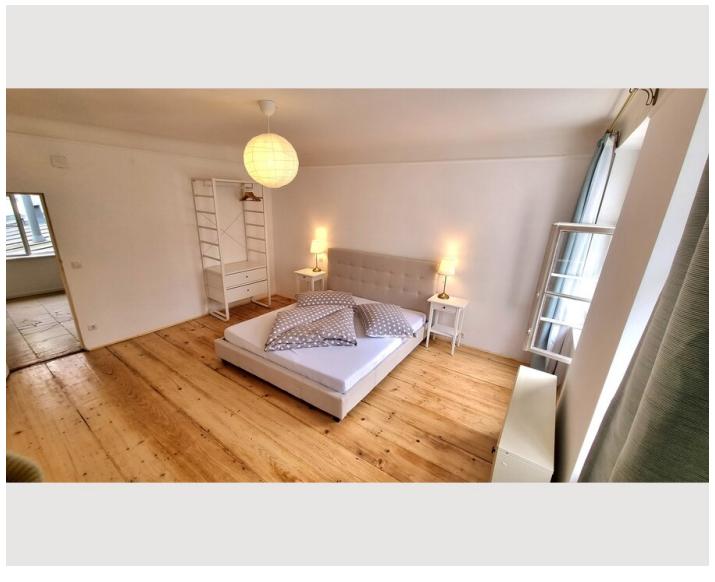
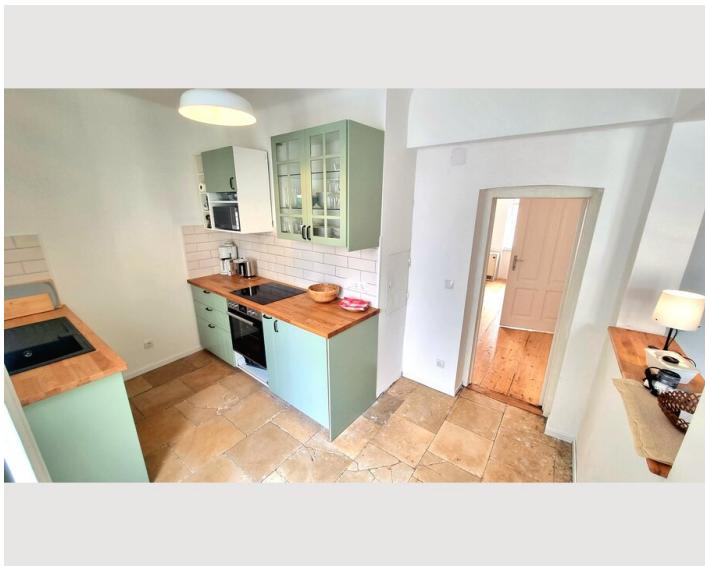
### Kitchen

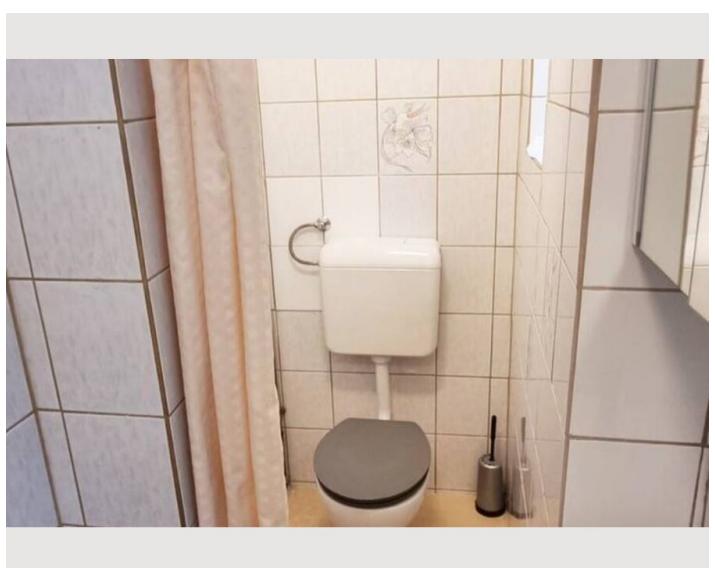
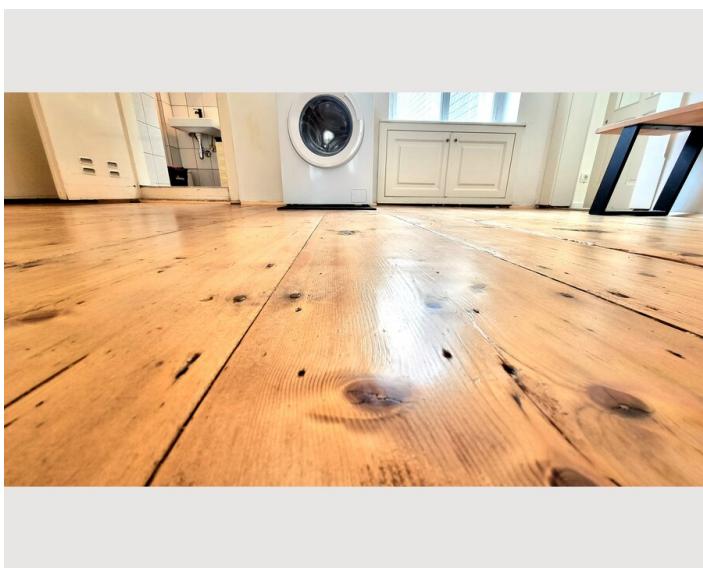
- Private kitchen
- Espresso machine
- Dishwasher
- Glasses/Tableware
- Filter coffee
- Microwave

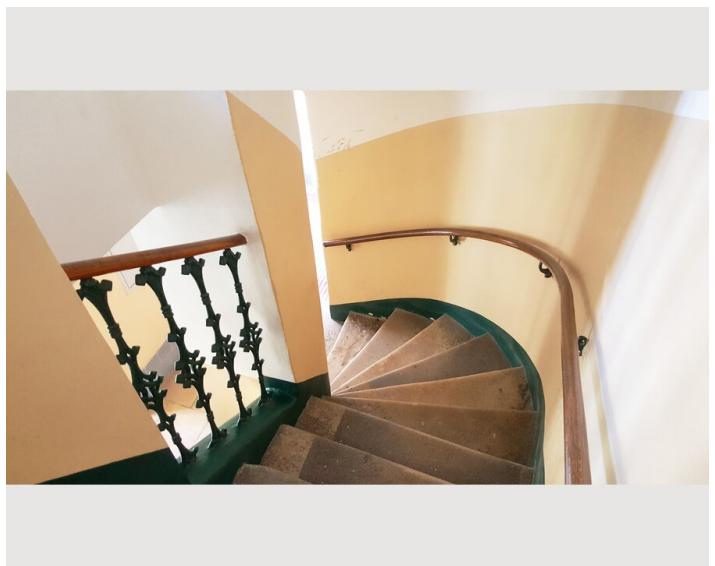
## Informations

- 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

## Picture gallery







## Infrastructure

 Billa across the street

 U3 Zieglergasse

 Westbahnhof 10 minutes

### Public Transportation

The apartment is exceptionally well-connected to public transportation. The nearest subway station, Zieglergasse on the U3 line, is just a short walk away, ensuring easy and quick access to various parts of the city, including downtown Vienna which is only a 7-minute ride away. This connectivity enhances the appeal of the location, providing residents with efficient travel options for commuting or exploring the city.

### Dining and Shopping

The vicinity is a vibrant area with a plethora of dining options, ranging from cozy cafes to fine dining restaurants. Mariahilfer Straße, one of Vienna's main shopping streets, is in close proximity, offering a wide range of shopping opportunities from high street brands to unique boutiques. This shopping boulevard caters to all tastes and budgets, making the area a shopper's paradise.

### Cultural and Recreational Spots

The 7th district is known for its cultural vibrancy, hosting numerous galleries, theaters, and museums, which reflect Vienna's rich artistic and cultural heritage. The historic center of Vienna, a UNESCO World Heritage Site known for its beautiful architecture and historical significance, is also easily accessible. Additionally, the area is dotted with parks and recreational spots, providing green spaces for relaxation and outdoor activities.

### Local Services

Residents will find a comprehensive range of local services including supermarkets, pharmacies, banks, and other essential amenities all within walking distance. This convenience adds to the quality of life for those living in the area, ensuring that daily needs are easily met without the need for extensive travel.

### Community and Lifestyle

The 7th district is characterized by its lively atmosphere, community-oriented lifestyle, and diverse population. It hosts various markets, festivals, and events throughout the year, fostering a sense of community and belonging among residents. This vibrant lifestyle, combined with the area's comprehensive infrastructure, makes Zieglergasse 24 an ideal location for those seeking a dynamic urban living experience in Vienna.

## Location

