



4 ROOM APARTMENT AND MORE, 1230 VIENNA

## Casa Neumann

Object number: THFV1

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Bright 4 room apartment & balcony in a green location! The apartment has a generous 105 m<sup>2</sup> on the 1st floor including a lift. The balcony with a panoramic view is south-facing and very sunny. 2 bedrooms, two bathrooms & playgrounds.

<b>Period</b>	02/04/ - 02/05/2026
<b>Number of persons</b>	2
<b>Total incl. VAT.</b>	€ 3.587,58
Security deposit	€ 2.800,00



### Living space

104m<sup>2</sup>



### Maximum occupancy

4 Persons



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

2 Private bathrooms 3 Separated bedrooms



### 1. floor

Elevator available



### Check-in

10:00 - 12:00 Clock



### Check-out

09:00 - 20:00 Clock

## Sleeping options

### Bedroom 1



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

### Bedroom 2



1x Single bed

### Bedroom 3



1x Single bed

## Descripton of accommodation

Enjoy life in the green 23rd district. The residential complex is located in a very quiet, but family-friendly environment. The area surrounding the Liesingbach is ideal for cycling and strolling. The Atzgersdorf city park is within walking distance.

The apartment itself consists of a spacious anteroom, a practical storage room, 3 bedrooms, a spacious kitchen-living room with a dining area and two modern bathrooms.

### Equipment & Features

#### Basic equipment

- Balcony
- TV
- Community dryer
- Towels
- Private parking space
- Vacuum cleaner
- Internet/Wifi
- Community washing machine
- Bedclothes
- Private toilet
- Garage
- Hairdryer

#### First supply

- Toilet paper
- Soap
- Fridge filling on request

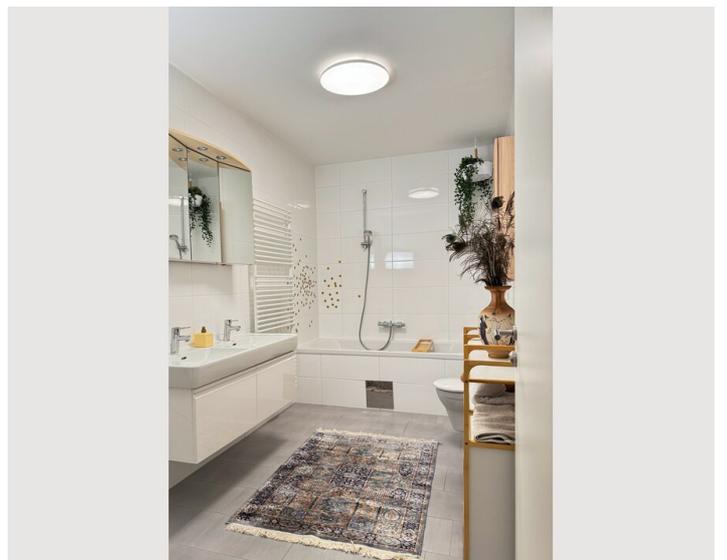
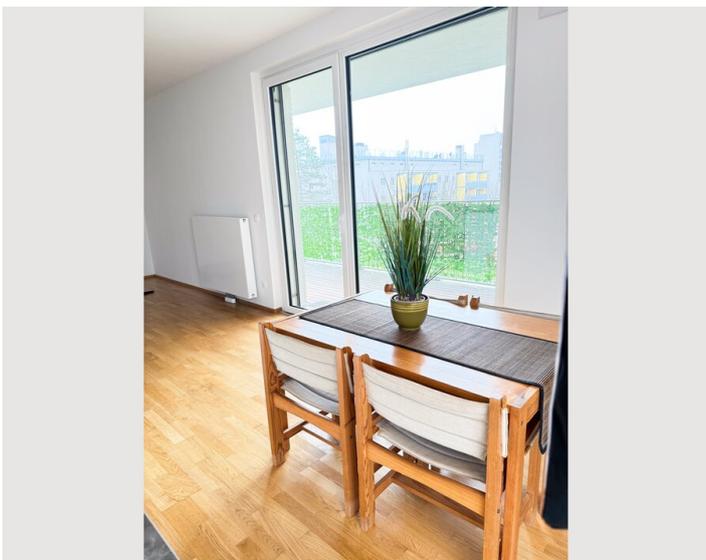
#### Kitchen

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

### Informations

- Suitable for children
- Smoking not allowed
- Private entrance
- Pets on request
- Regular cleaning at extra cost
- Bicycle room free of charge

## Picture gallery





### Infrastructure

 a big supermarket SPAR around the corner

 5 min walk available

 Mc Donalds

 45 minutes

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The nearest supermarket SPAR is around the corner within walking distance. There is also a McDonalds and an ice cream shop within a few minutes' walk. Hairdresser, a little shop, in the immediate vicinity.

Two bus stops are within walking distance. The center of Vienna (St. Stephen's Cathedral) can be reached in about 45 minutes.

## Location

