

4 ROOM APARTMENT AND MORE, 1040 VIENNA

## Spacious and central old Viennese apartment with balcony

Object number: UVLB1

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<b>Period</b>	12/01/ - 12/02/2026
<b>Number of persons</b>	2
<b>Total incl. VAT.</b>	€ 5.402,06
<b>Security deposit</b>	€ 4.100,00

Our apartment is in a quiet location, but also very central and easily accessible by public transport. The balcony is large and offers a beautiful view of the park. There are many nice restaurants, cafés and bars in the immediate neighbourhood.



### Living space

125m<sup>2</sup>



### Maximum occupancy

5 Persons



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

2 Private bathrooms 3 Separated bedrooms 1 Living-Sleepingroom



### 2. floor

Elevator available



### Check-in

13:00 - 23:30 Clock



### Check-out

05:00 - 12:00 Clock

## Sleeping options

### Bedroom 1



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

### Bedroom 2



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

### Bedroom 3



1x Single bed

## Living & Sleeping



1x Sofa bed (2 persons)

## Descripton of accommodation

The apartment is quiet, bright, spacious with high ceilings. It is situated around an inner courtyard, has two living rooms, two bedrooms with double beds, one bedroom with a single bed or day bed. One of the bathrooms has two washbasins, a toilet and a bathtub. The other bathroom has a shower and a washbasin. There is also a small guest toilet with washbasin. The kitchen is large and has a dining area.

The balcony invites you to relax and faces a park.

Due to its proximity to the opera, the Musikverein and other concert halls, and the presence of a piano, it is particularly popular with musicians and those interested in cultural activities.

## Equipment & Features



### Basic equipment

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



### First supply

- Toilet paper
- Soap



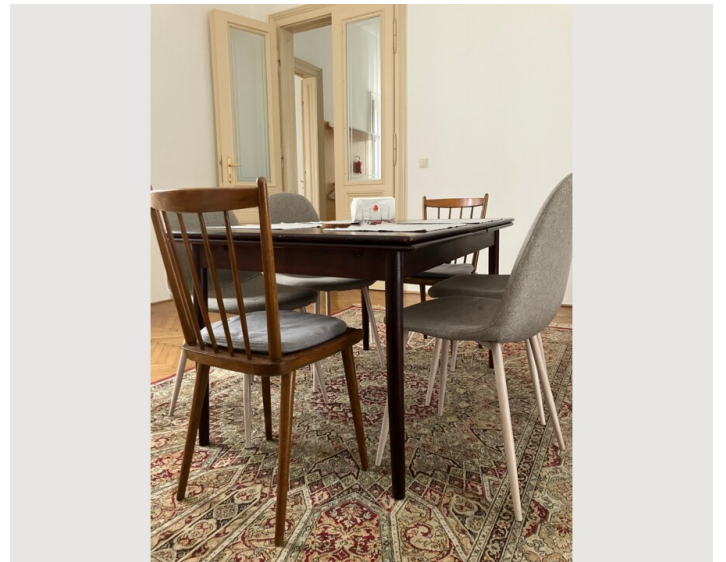
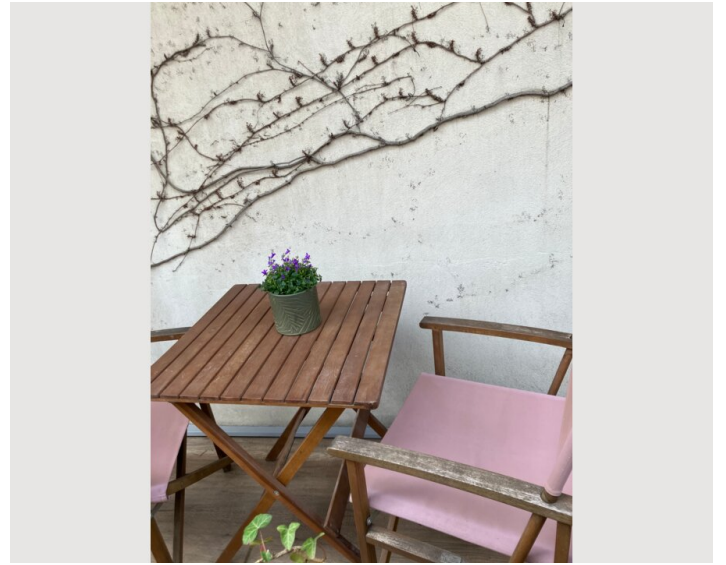
### Kitchen

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

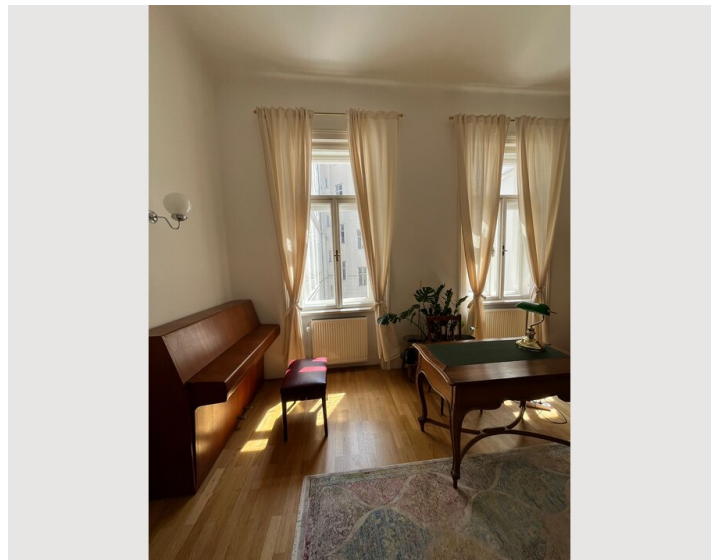
## Informations

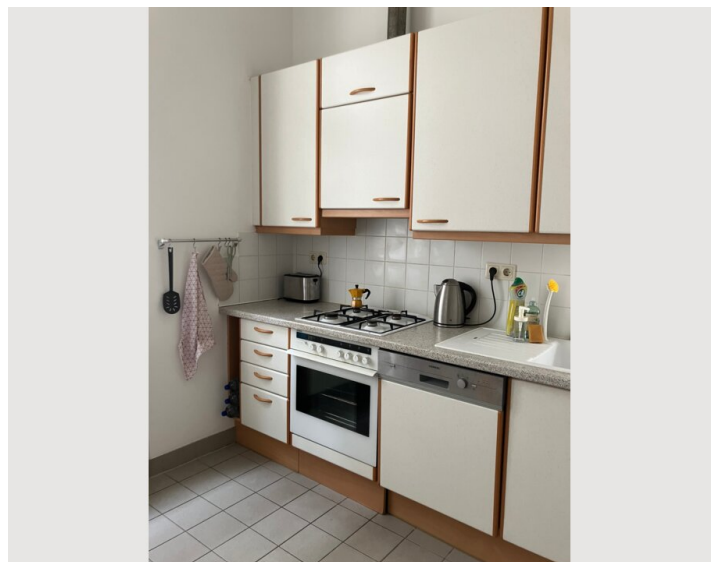
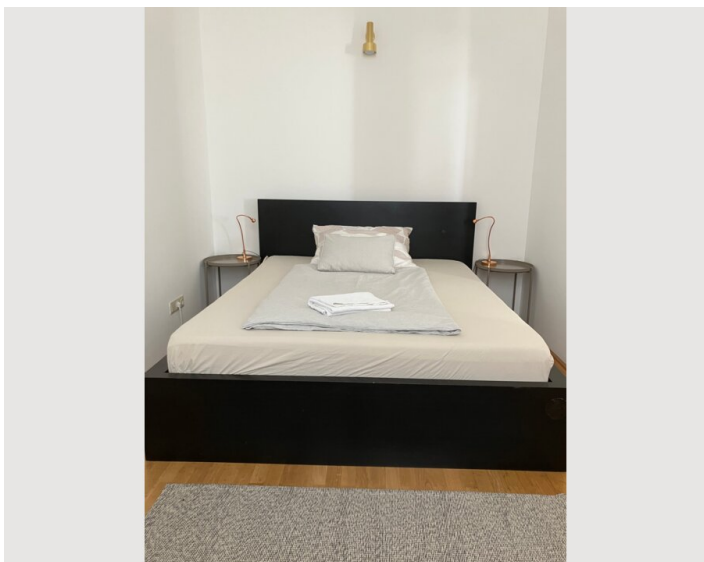
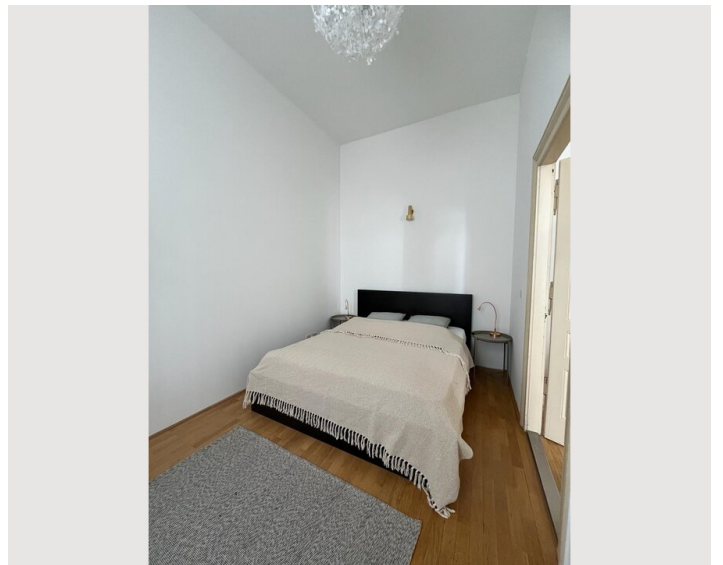
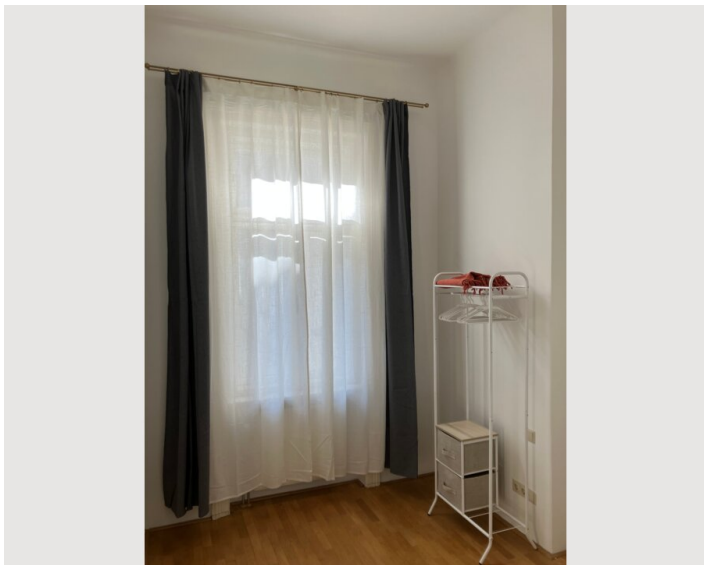
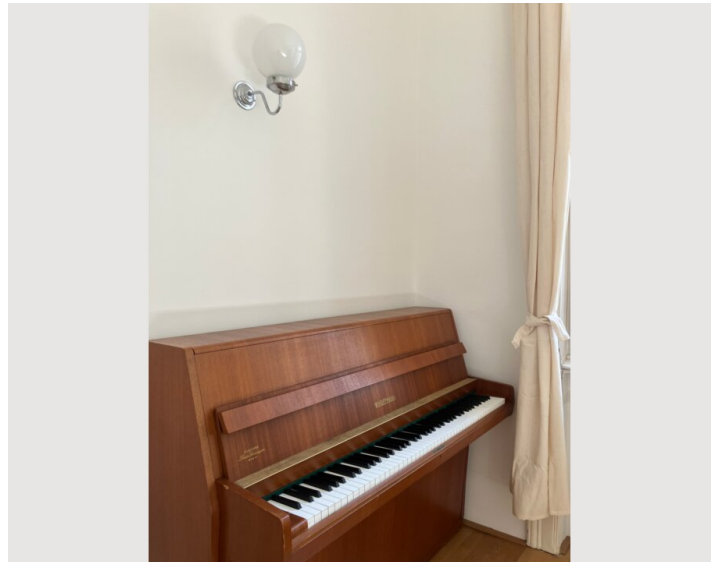
- Suitable for children
- Desk/Workplace
- Pets on request
- Bicycle room free of charge
- Smoking not allowed
- Private entrance
- Regular cleaning at extra cost

## Picture gallery

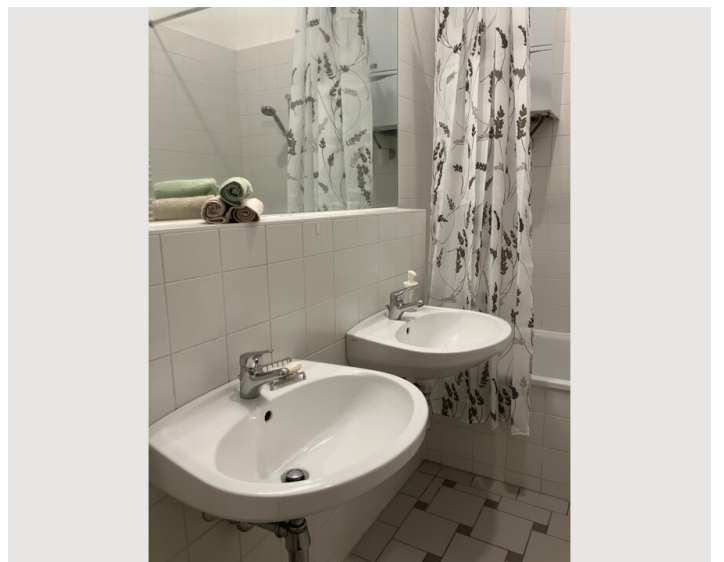
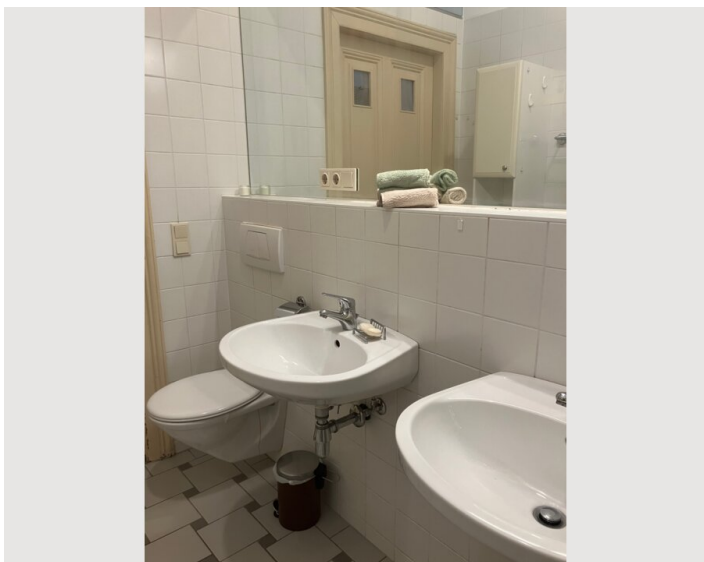


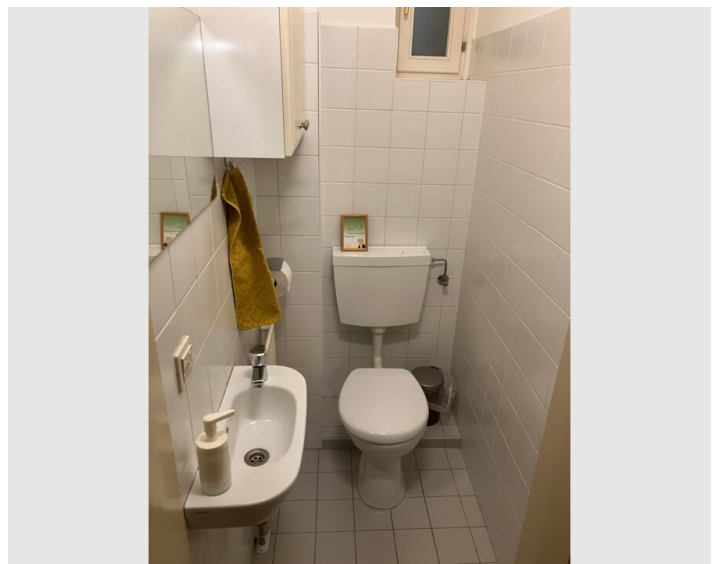
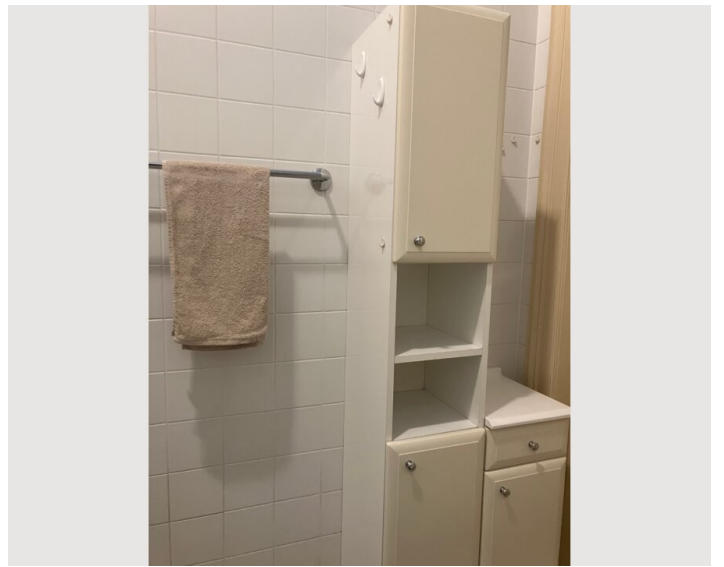
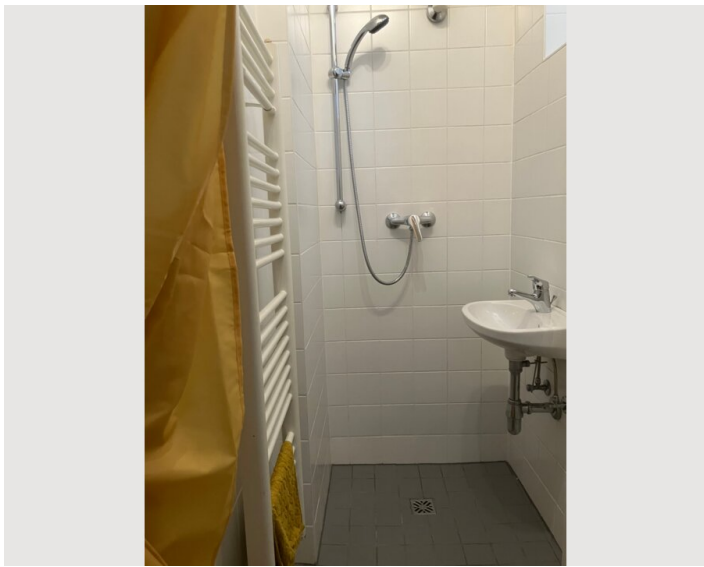
















### Infrastructure



There are four supermarkets within walking distance. A pharmacy is located directly opposite the entrance of the building. There are buses and trams in the immediate vicinity and the subway is a 5-10 minute walk away. A bicycle rental station is just around the corner.

Location

