



2 ROOM APARTMENT, 1020 VIENNA

## Cozy apartment: quiet and centrally located in the 2nd district, close to WU, Messe Wien, Prater and the Danube

Object number: JPAK1

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This quiet, lovingly furnished apartment is located in a neat turn-of-the-century Viennese building with a well thought-out floor plan, centrally located in the hip Stuwerviertel district with excellent infrastructure and local amenities.

<b>Period</b>	01/05/ - 31/05/2026
<b>Number of persons</b>	2
<b>Total incl. VAT.</b>	€ 1.983,04
Security deposit	€ 1.400,00



### Living space

48m<sup>2</sup>



### Maximum occupancy

2 Persons



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

1 Private bathroom 1 Separated bedroom



### 1. floor



### Check-in

09:00 - 22:00 Clock



### Check-out

09:00 - 18:00 Clock

## Sleeping options

### Sleeping room



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



1x Sofa bed (1 person)

## **Descripton of accommodation**

This fantastic small apartment with oak parquet flooring and high ceilings is located on the second floor of turn-of-the-century Viennese building in the increasingly trendy Stuwerviertel. It has a very good layout and has been renovated to a high standard. The interior has been lovingly designed in a light and airy Scandinavian style with Viennese accents. The location with windows in two directions provides pleasant daylight, which is complemented by a well thought-out ceiling lighting concept with direct and indirect light.

The corner house was partially renovated in 2019 and is in a good condition. The house itself retains all the typical features of the turn of the century, including an entrance hall with stuccoed walls and ceiling. It is located in the sought-after 2nd district of the Stuwerviertel, close to the Vienna University of Economics and Business and the trade fair area Messe Wien. The district borders on both the green Prater and the Danube with the Danube Island, offering plenty of space for sports/leisure activities and relaxing moments in the countryside in the immediate vicinity. Transport connections are also excellent, with the U1 and U2 underground stations and bus routes 11A, 11B and 82A all within a few minutes' walk. The centre of Vienna can be reached in a quarter of an hour. There are also plenty of local amenities in the area, from supermarkets and drugstores to good pubs, bars and trendy restaurants. For private transport, the proximity to the A23 motorway feeder road via Handelskai should be highlighted.

The apartment itself is divided into an entrance hall with access to the separate WC and the spacious eat-in kitchen with an idyllic view of the leafy courtyard. From here you enter the bedroom with a fully equipped bathroom.

The eat-in kitchen is divided into three areas: The stylish kitchen with wooden worktop, fridge, induction hob, dishwasher and oven is fully equipped with cutlery, crockery, glasses and cooking utensils so you can try out Viennese cuisine for yourself. Opposite the kitchen is the dining area with a wooden table and four chairs where you can enjoy your meal or use the table as a work area. This overlooks the cosy living area with a (sofa) bed, comfortable reading chair and low shelving, while the window overlooks the greenery.

The bedroom is fully equipped for a good night's sleep with blackout curtains, an open plan designer double bed, mattress and topper in various firmness levels, winter and summer duvet, large wardrobe, chest of drawers and bookshelve.

The separate toilet has a window overlooking the backyard. The bathroom has a very spacious shower with rainshower, high quality taps, a radiator, which serves as a towel warmer in winter and an AEG washing machine.

The whole apartment has underfloor heating and there is also an infrared heater for partial heating.

## Equipment & Features



### Basic equipment

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



### First supply

- Toilet paper
- Soap
- shampoo
- Fridge filling on request



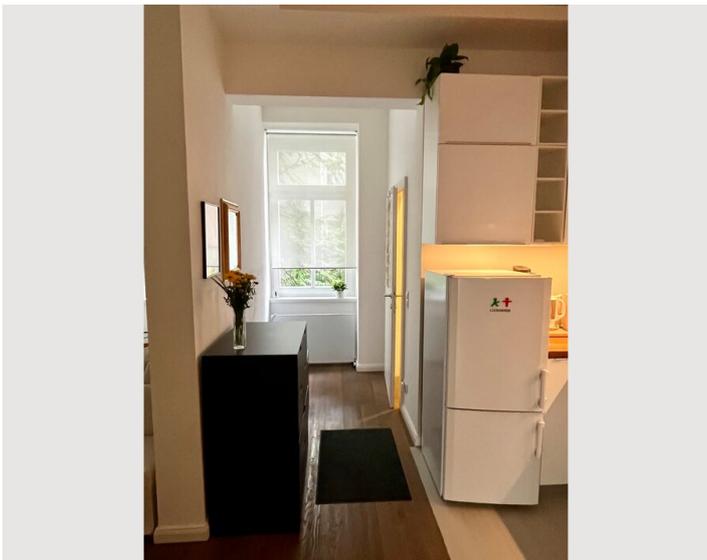
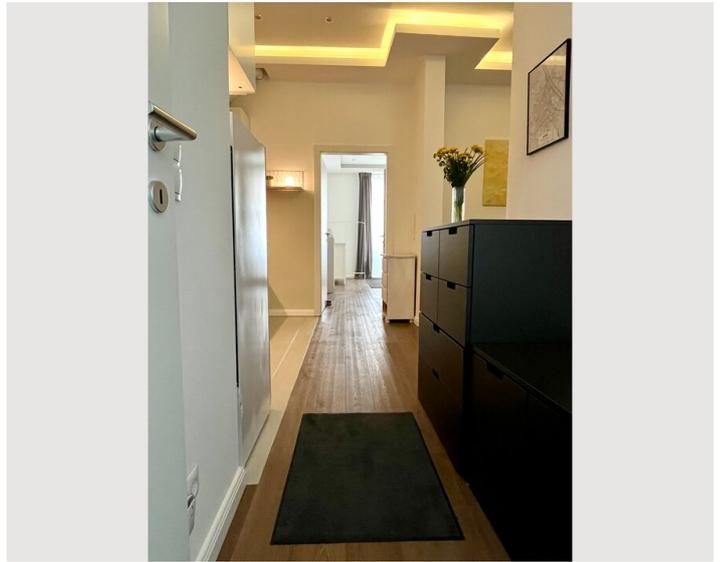
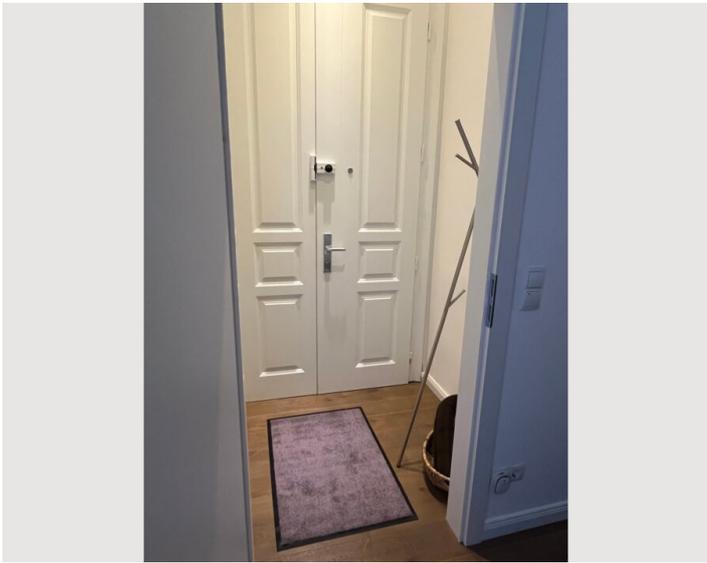
### Kitchen

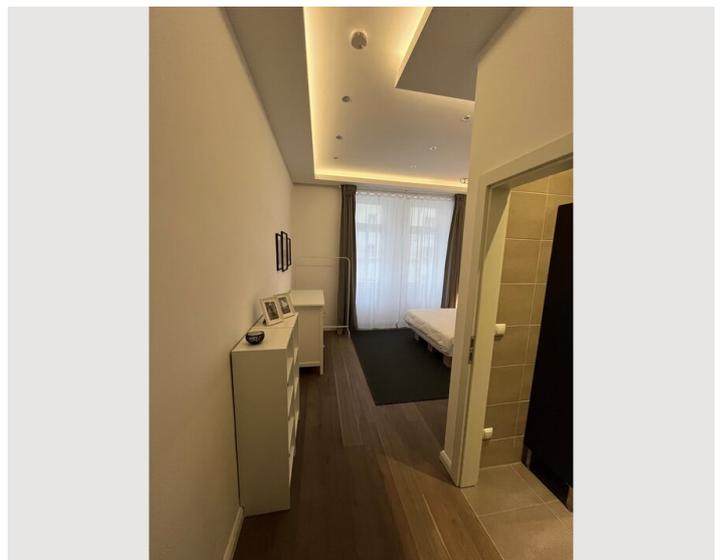
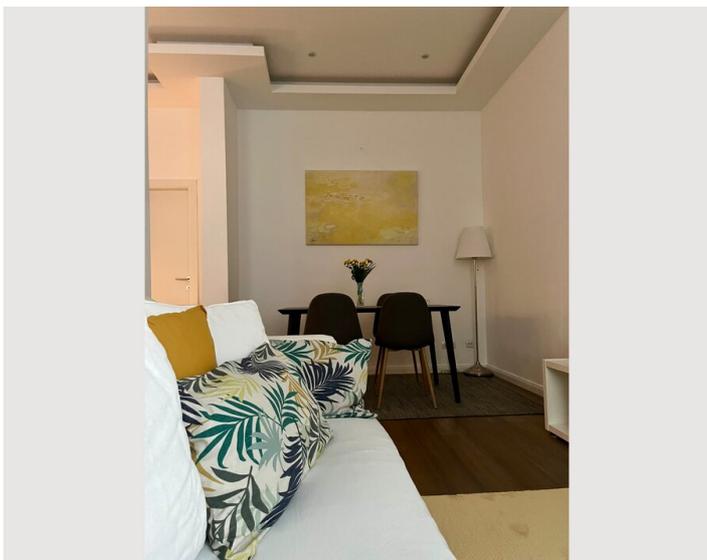
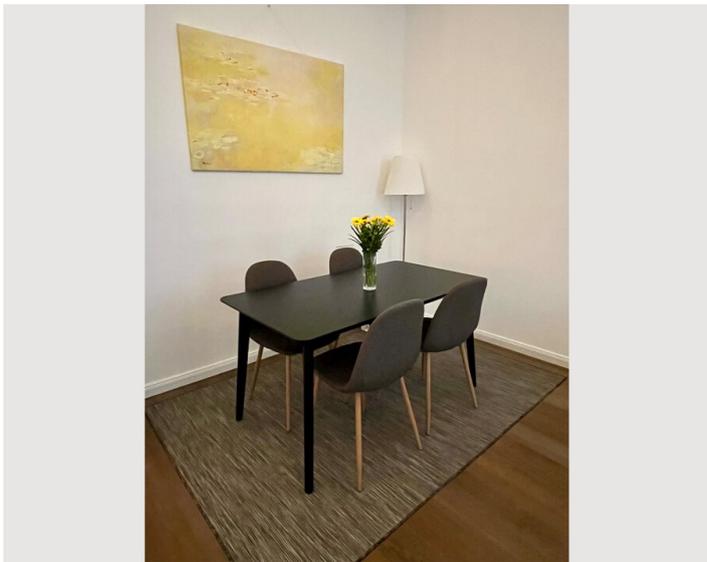
- Private kitchen
- Glasses/Tableware
- Dishwasher
- Cooking utensils
- Espresso machine
- Microwave

## Informations

- Not suitable for children
- Short-term parking zone subject to a charge
- Private entrance
- Smoking not allowed
- Desk/Workplace
- Pets forbidden

## Picture gallery









## Infrastructure

- |   |   |
|---|---|
|  Bus stop Elderschplatz, Lines 11A, 11B, 82A             |  Hofer, Lidl, Spar, Bipa, reachable in 3 minutes on foot |
|  Station Messe Prater, underground line U2, 5 min walk   |  Pharmacy, reachable in 3 minutes on foot                |
|  reachable in 25 minutes by Vienna Airport Lines (VAL 3) |  reachable in 15 minutes by public transportation        |

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3 minutes on foot to the U2 underground station Messe Prater - 1 stop to the transport hub Praterstern (U1, U2, S-Bahn, Westbahn, buses and trams), 4 stops to Schottentor, 5 stops with a change at Praterstern to the U1 to Stephansplatz

10-minute walk to Vorgartenstraße U1 stop (or take bus 11A) - 4 stops to Stephansplatz, 2 stops to Vienna International Centre/UNO and Austria Center Vienna

25 minutes by taxi to the airport or 25 minutes by bus with the Vienna Airport Lines (VAL 3) from the U2 underground station Krieau

10-minute walk to the Vorgartenmarkt with weekly market on Saturdays, wood-fired oven bakery, fruit, vegetable, fish and meat stalls

3 minutes' walk to various supermarkets and drugstores (Hofer, Lidl, Spar, Bipa) & Billa at Praterstern with Sunday opening

5 minutes' walk to the pharmacy

3 minutes' walk to the post office and ATM

2 minutes' walk to the banks of the Danube, from there a 12-minute walk to the Reichsbrücke bridge, which leads directly to the Danube Island

12 minutes on foot to the green Prater

10 minutes on foot to the Vienna University of Economics and Business (WU) and the Vienna Exhibition Centre

A good 2 kilometres along cycle paths to the 1st district (Urania)

## Location

