



2 ROOM APARTMENT, 1160 VIENNA

## Happy place - quiet and excellent infrastructure

Object number: KNQS1

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<b>Period</b>	09/12/2025 - 09/01/2026
<b>Number of persons</b>	2
<b>Total incl. VAT.</b>	€ 1.508,06
<b>Security deposit</b>	€ 1.100,00

Recently renovated and modernly furnished 2-room apartment in a quiet one-way street. High quality furniture and equipment. Subway, S-Bahn, tram and bus stops can be reached on foot in just a few minutes.



### Living space

45m²



### Maximum occupancy

2 Persons



### Complete accommodation ?

1 Private bathroom 1 Separated bedroom 1 Living-Sleepingroom



### 1. floor



### Check-in

13:00 - 19:00 Clock



### Check-out

09:00 - 13:10 Clock

## Sleeping options

### Sleeping room



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

### Living and sleeping



1x Sofa bed (1 person)

## Descripton of accommodation

The apartment is on the first floor of an apartment building in a quiet one-way street.

The front part of the apartment is divided into an entrance hall and kitchen, bathroom and separate toilet. The rear part of the apartment consists of a living room, dining room, walk-in closet and bedroom.

The bathroom is equipped with a bathtub, a sink and a towel warmer. Hand and bath towels, as well as a hairdryer and various toiletries are provided.

The existing kitchen appliances include a dishwasher, oven, washing machine, refrigerator with freezer, toaster, espresso machine and blender.

Cookware, glasses, plates and cutlery are also sufficiently available.

The living room is furnished with a bookcase, a pull-out couch and a dining table with 5-6 seats.

In the storage room there is a wardrobe and various utensils such as a vacuum cleaner, mop, extra blankets and bed linen.

In the bedroom there is a 1.60 wide bed.

## Equipment & Features



### Basic equipment

- Internet/Wifi
  - TV
  - Bedclothes
  - Private toilet
  - Cleaning utensils
  - Music system/docking station
  - Private washing machine
  - Towels
  - Vacuum cleaner
  - Hairdryer
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### First supply

- Toilet paper
  - Soap
  - shampoo
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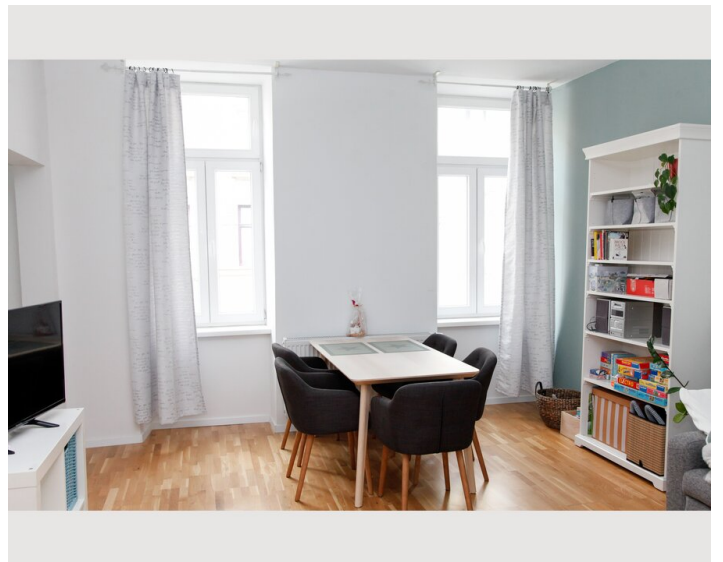
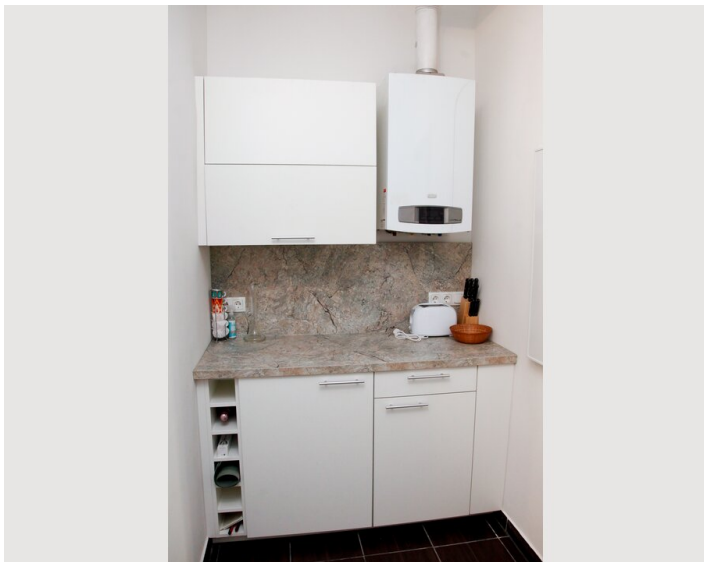
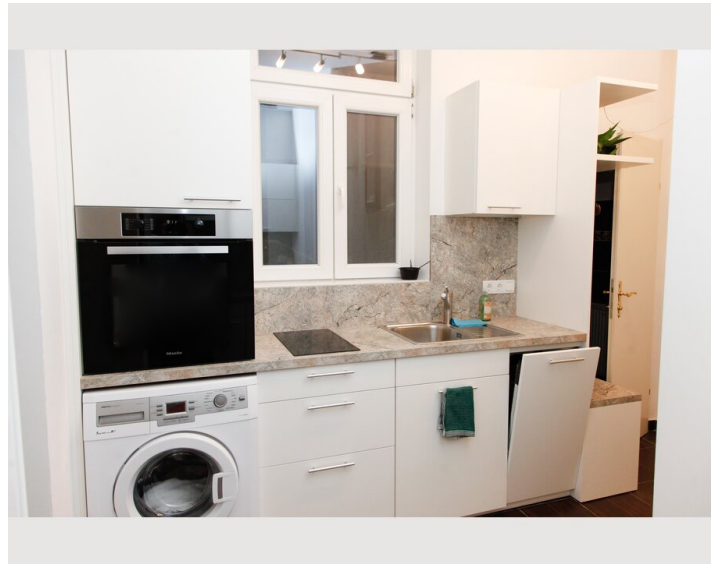
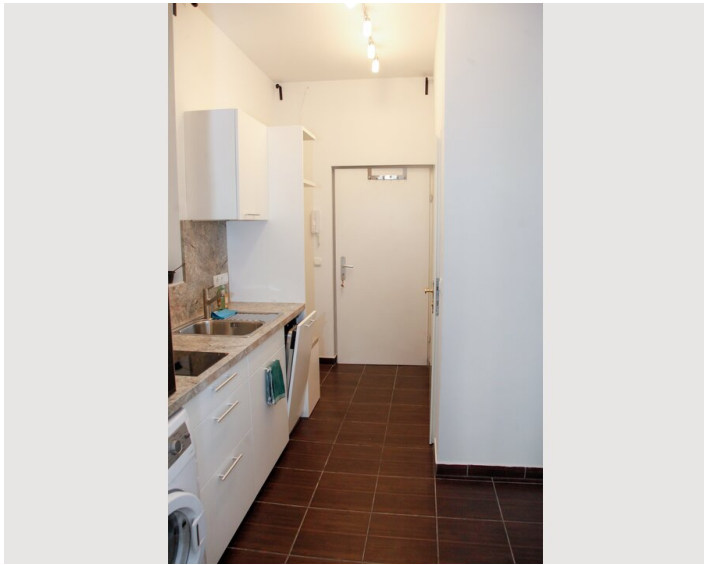
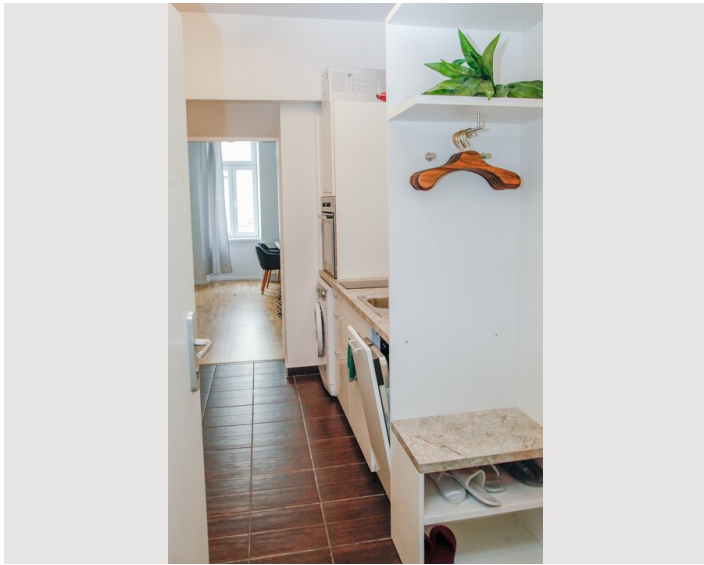
### Kitchen

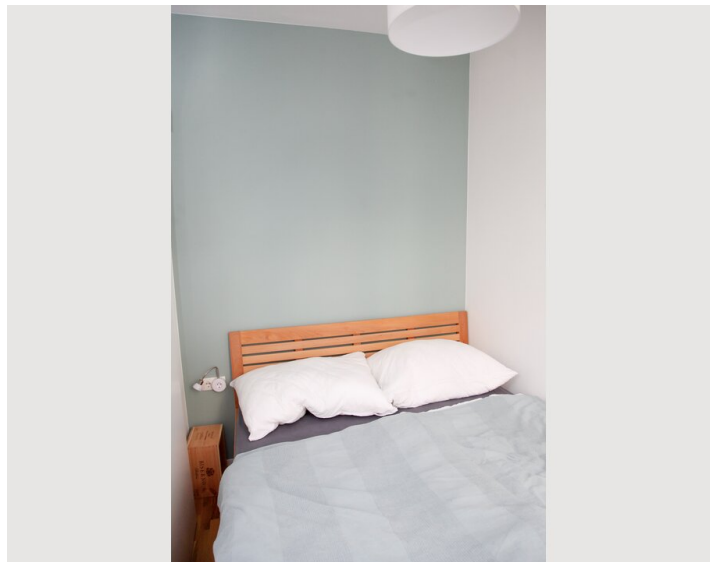
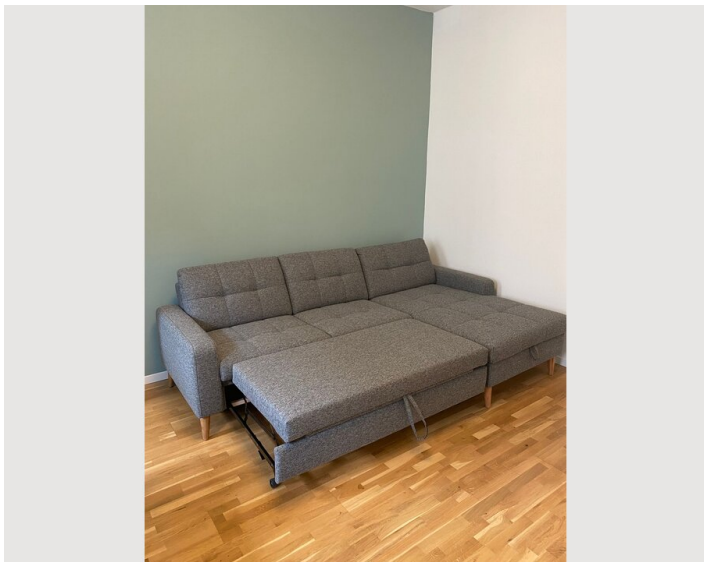
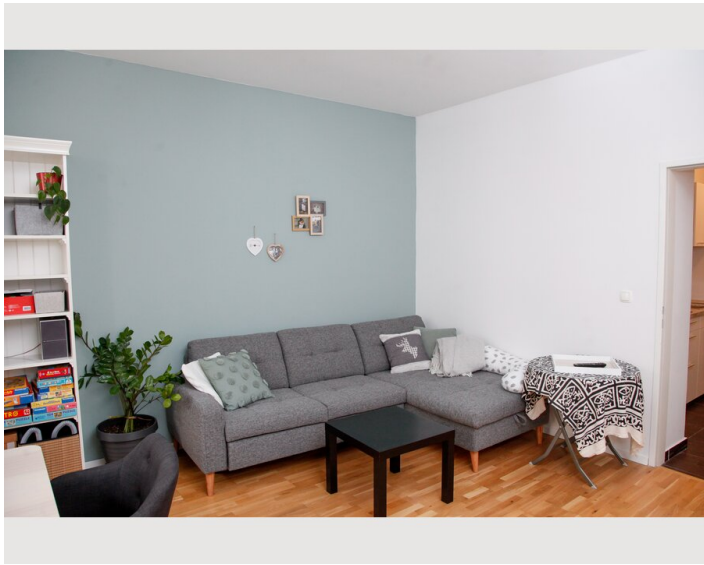
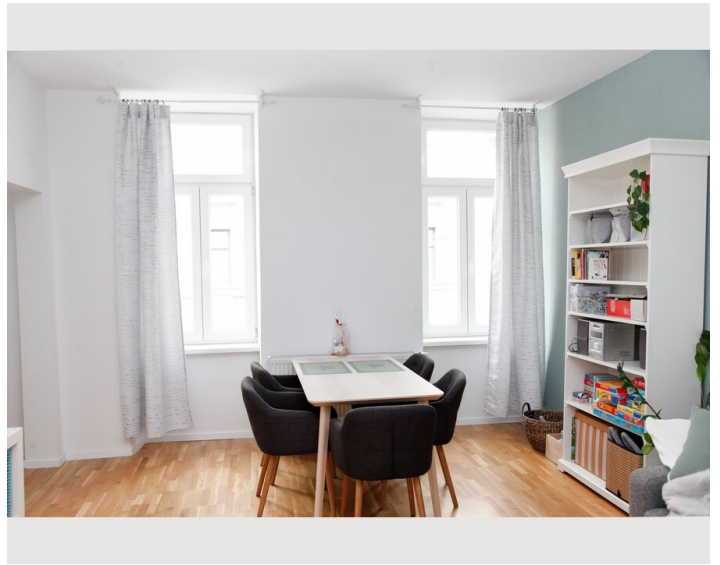
- Private kitchen
- Glasses/Tableware
- Dishwasher
- Cooking utensils
- Espresso machine

## Informations

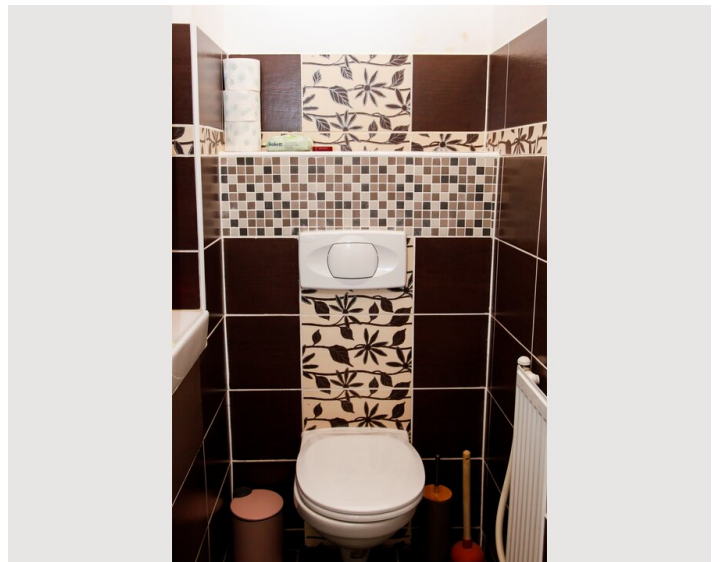
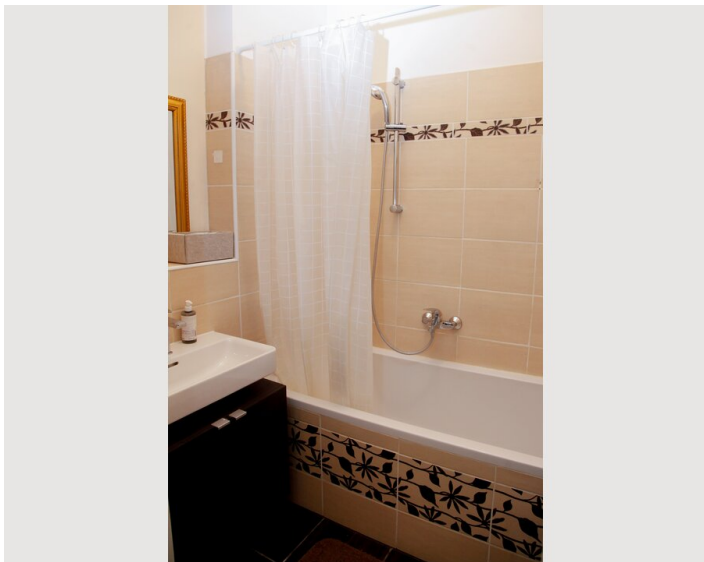
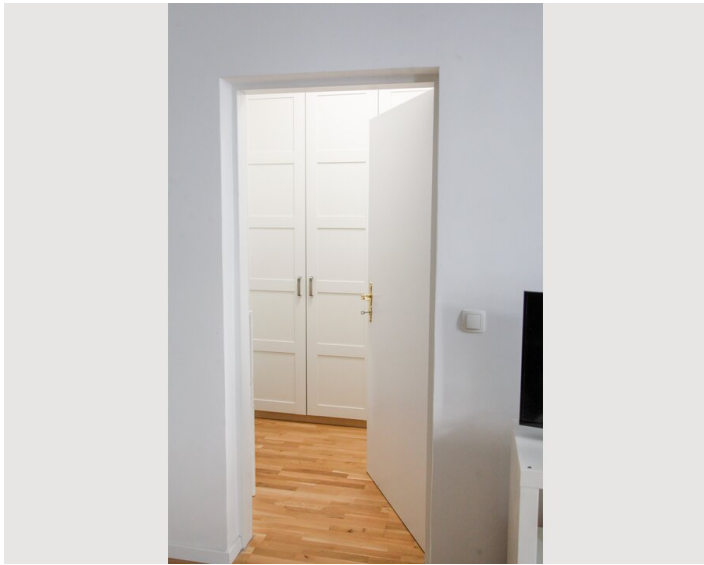
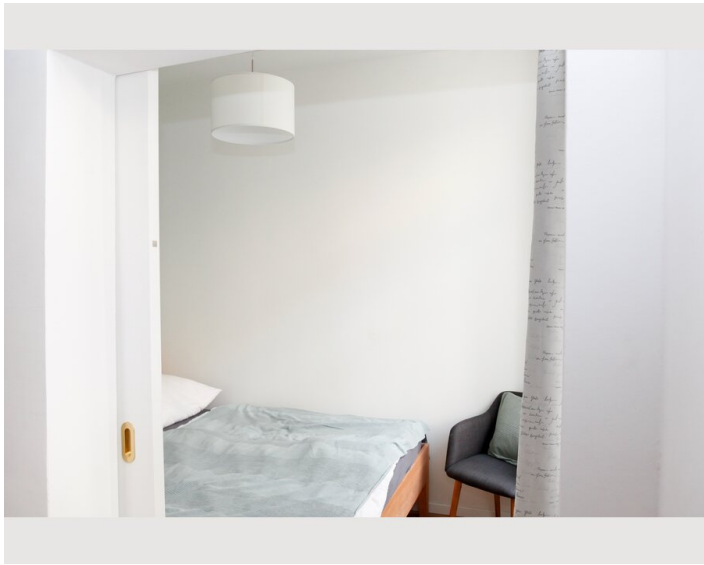
- Suitable for children
- Short-term parking zone subject to a charge
- Smoking not allowed
- Pets on request

## Picture gallery









## Infrastructure


 Hofer, 200m

 Interspar, 500m

 Spar, 300m

 Billa, 200m

 Subway U3 Ottakring - Stephansplatz 14 min

 U3 Subway, S-train, tram 44, 46 Ottakring, 650m

 Bus/Tram 2, 10, 46A, 46B Sandleitengasse, 300 m

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There are several supermarkets in the immediate vicinity of the apartment, including a large Interspar in the Sandleitengasse shopping center.

Further shopping opportunities 500 m away:

- hardware store
- drugstores
- optician
- Butcher shops
- U3 Ottakring weekly market
- Pharmacies
- Sporting goods
- Shoe store
- Tobacconists

The choice of restaurants is varied - Greek, Italian, Asian, Austrian and Buschenschanken are all within walking distance.

Leisure facilities nearby include the Sport&Fun Hall Ottakring, the Vienna Woods and Steinhof Grounds recreation area (walking, hiking, mountainbike), tennis courts, various parks (e.g. Congress Park - table tennis, training equipment, ...), ladies fitness, in- and outdoor pools

## Location

