



2 ROOM APARTMENT, 1140 VIENNA

## Modern 2 room flat with beautiful south facing balcony.

Object number: TLTY1

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|                          |                            |
|--------------------------|----------------------------|
| <b>Period</b>            | 09/12/2025 -<br>09/01/2026 |
| <b>Number of persons</b> | 2                          |
| <b>Total incl. VAT.</b>  | € 1.740,62                 |
| <b>Security deposit</b>  | € 1.300,00                 |

The flat on the 4th lift floor was built in 2016. It is fully equipped, modern and cosy at the same time. The quiet south-facing balcony invites you to relax after a busy day.



### Living space

60m<sup>2</sup>



### Maximum occupancy

2 Persons



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

1 Private bathroom 1 Separated bedroom 1 Living-Sleepingroom



### 4. floor

Elevator available



### Check-in

10:00 - 20:00 Clock



### Check-out

10:00 - 20:00 Clock

## Sleeping options

### Sleeping room



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

### Living and sleeping



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

## Descripton of accommodation

The current photos do not yet correspond to the final furnishings. New photos will be uploaded at a later date.

Flat:

You enter the flat through the anteroom. There is a large wardrobe in this room.

To the left is the bedroom with a double bed and a shelf

Next on the left is a spacious bathroom with a washing machine and then a toilet.

Straight ahead is the living room, which also houses the kitchen. This room faces south, is bright and completely quiet.

A sofa and a table invite you to work and relax.

## Equipment & Features



### Basic equipment

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



### First supply

- Toilet paper
  - Soap
  - shampoo
  - Nespresso capsules
- 



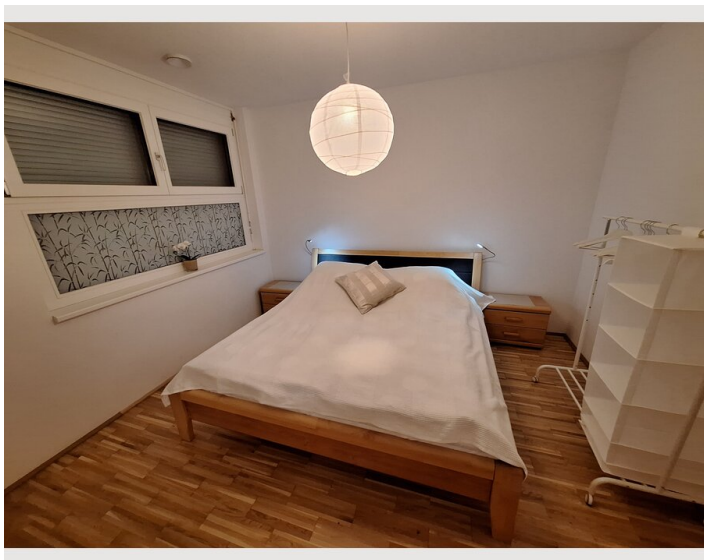
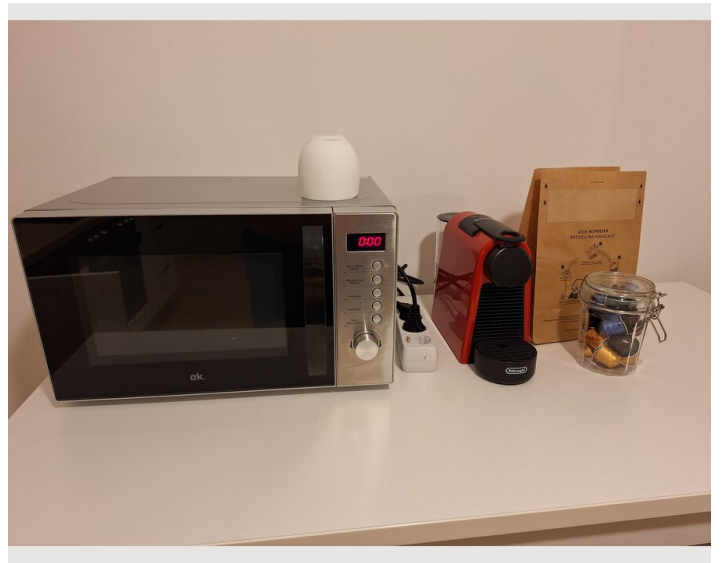
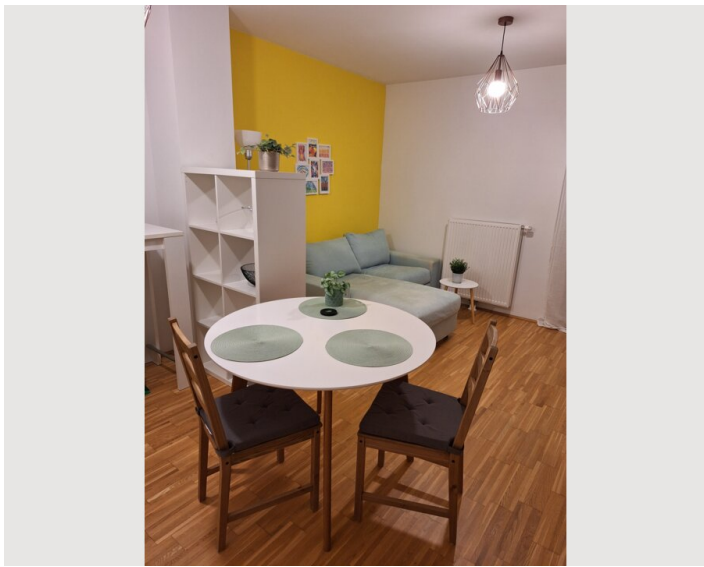
### Kitchen

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

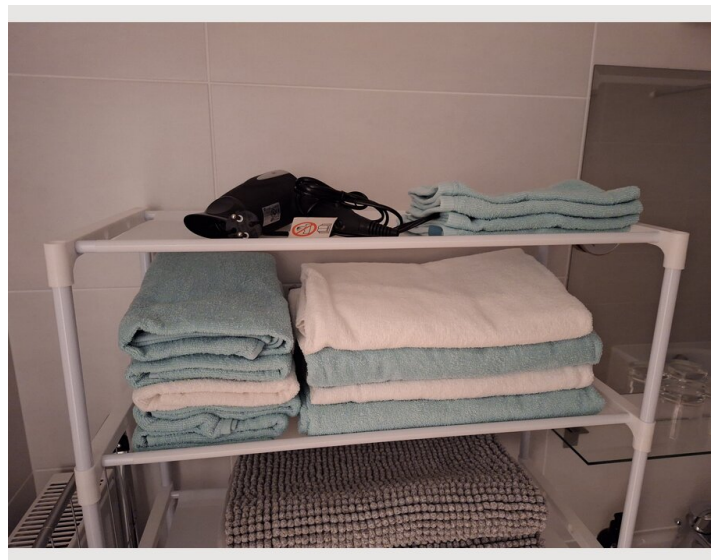
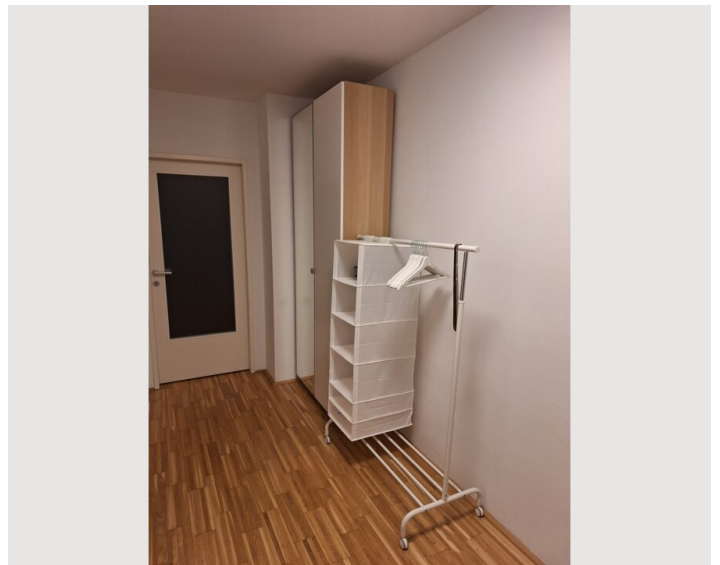
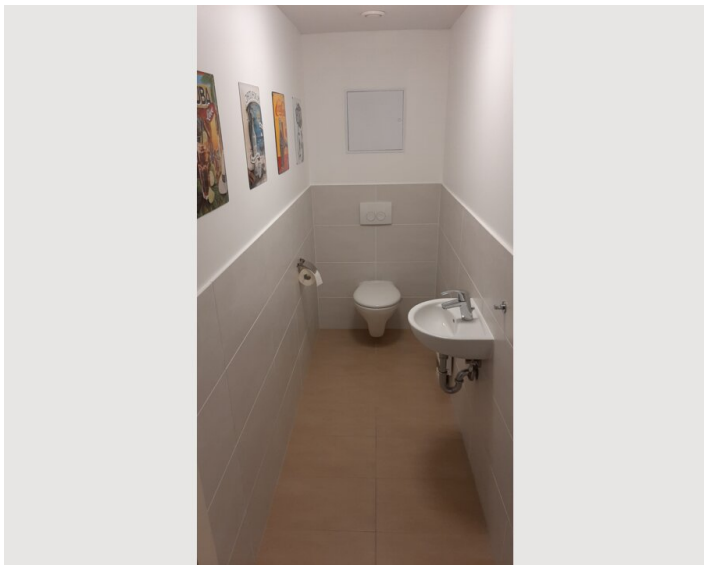
## Informations

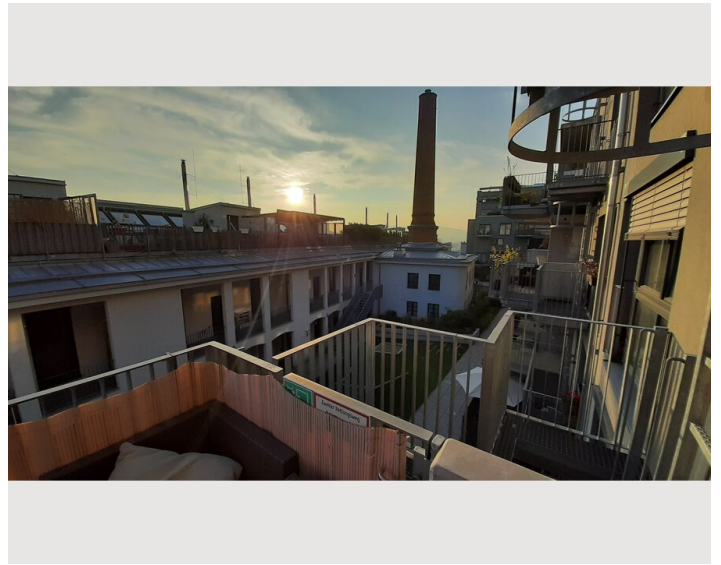
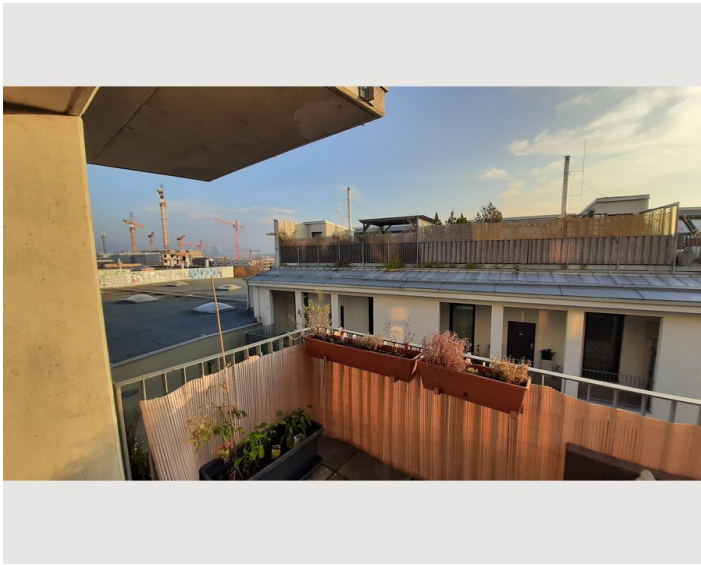
- Not suitable for children
- Short-term parking zone subject to a charge
- Pets forbidden
- Smoking not allowed
- Private entrance
- Bicycle room free of charge

## Picture gallery














### Infrastructure

-  Supermarket in House
-  Bus and Tram in Front of the House
-  10 min walking to Underground to center
-  20 Minutes to the city center with public transport
-  Schönbrunn park and zoo in 10 minutes walking distance.

The flat is on the 4th floor of the lift. A Hofer (Aldi) supermarket is directly in the building. Opposite is a Billa. There is a fitness centre within walking distance. There are various restaurants within a 10-minute walk. Vienna city centre can be reached in 25-35 minutes at any point by public transport.

Location

