



STUDIO APARTMENT, 1090 VIENNA

## Fantastic location in the Servitenviertel \* U4\* charming old building apartment

Object number: QIMQ1

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The apartment is located in the Servitenviertel - one of the most beautiful areas of Vienna. Very good restaurants, shops, leisure facilities in the immediate vicinity. The pedestrian zone is 2 minutes away.

<b>Period</b>	21/12/2025 - 21/01/2026
<b>Number of persons</b>	2
<b>Total incl. VAT.</b>	€ 1.740,62
<b>Security deposit</b>	€ 1.300,00



### Living space

35m<sup>2</sup>



### Maximum occupancy

2 Persons



### Complete accommodation ?

1 Private bathroom 1 Living-Sleepingroom



### 3. floor



### Check-in

09:00 - 22:00 Clock



### Check-out

09:00 - 22:00 Clock

## Sleeping options

### Living and sleeping



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

## Description of accommodation

The apartment is located on the third floor of a classic building without an elevator. You can either sleep in a bunk bed on a gallery, or in a comfortable sofa bed in the living room. There is a small kitchen where you can prepare your meals. Cooking and eating utensils are provided. An extra small room offers space for the wardrobe. The toilet and the shower are in a very spacious room. The private washing machine is located in a separate room in front of the front door.

### Equipment & Features



#### Basic equipment

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



#### First supply

- Toilet paper
- Soap



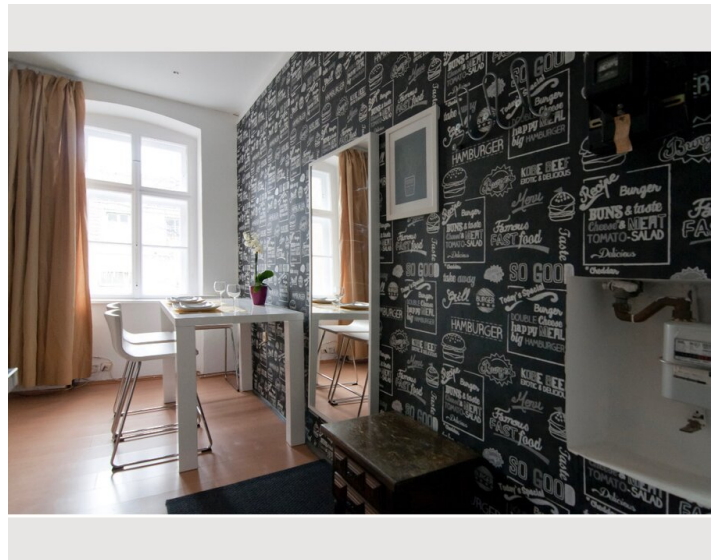
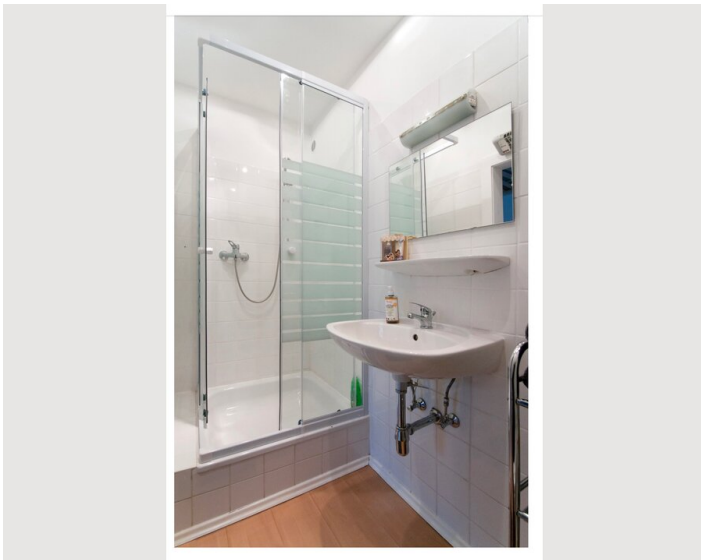
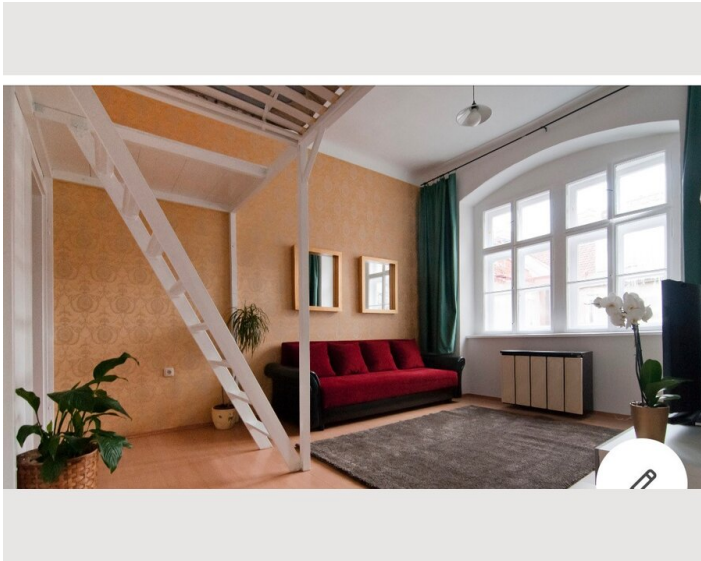
#### Kitchen

- Private kitchen
- Glasses/Tableware
- Cooking utensils

## Informations

- Smoking not allowed
- Regular cleaning at extra cost
- Pets on request

## Picture gallery








### Infrastructure

 3 Minutes away

 10 minutes to the center

 Metro 3 minutes away

The charming "Grätzl" around the Servitenkirche with its small, traffic-calmed streets is only 10 minutes away from the 1st district, the so-called "Inner City". Just around the corner is the green recreational area Roßauer Lände - with a direct underground connection (U4). Around the other corner, the tram takes you directly to the Ringstraße in just a few minutes.

The image of the Servitenviertel in the 9. Bezirk is characterized above all by timelessly elegant Biedermeier, Wilhelminian and Art Nouveau buildings from the 19th and 20th centuries. They are interspersed with parks, alleys and green spaces.

The large streets of Porzellangasse and Liechtensteinstrasse as well as the smaller ones of Servitengasse and Berggasse offer a wide range of shops and a high density of restaurants. Theaters such as the Schauspielhaus, the Kabinett or the new Bronski & Grünberg offer high quality theater right around the corner.

Palaces, churches, restaurants, theaters, shops, parks and gardens merge here into a place of high quality of life.

Location

