



3 ROOM APARTMENT, 1140 VIENNA

## Sunny attic in the green near Otto Wagner Villa.

Object number: MEWD1

[View and rent online](#)

A friendly, bright 2-room apartment is available for rent, which is perfect for singles or couples. It is located on the 2nd floor without a lift. The apartment has a storage room on the mezzanine floor assigned to it.

<b>Period</b>	20/12/2025 - 20/01/2026
<b>Number of persons</b>	2
<b>Total incl. VAT.</b>	€ 2.405,82
Security deposit	€ 1.900,00



### Living space

65m<sup>2</sup>



### Maximum occupancy

4 Persons



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

1 Private bathroom 1 Separated bedroom 2 Shared bedrooms



### 2. floor



### Check-in

11:00 - 12:00 Clock



### Check-out

11:00 - 12:00 Clock

## Sleeping options

### Sleeping room



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

### Living and sleeping 1



1x Sofa bed (2 persons)

## Living and sleeping 2



1x Sofa bed (2 persons)

### Descripton of accommodation

The kitchen is fully equipped with a stove (4 hotplates), an oven, a dishwasher, a refrigerator, a freezer, and a washing machine. The rooms are equipped with parquet flooring and have all been freshly painted. The area offers opportunities for walking, jogging, and cycling to the Paradiesgründen in the Vienna Woods. The Wien River, with a cycle path to the city, is also very close.

## Equipment & Features



### Basic equipment

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



### Fireplace

- Charcoal grill
- 



### First supply

- Toilet paper
  - Soap
  - shampoo
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### Kitchen

- Private kitchen
- Glasses/Tableware
- Dishwasher
- Cooking utensils
- Filter coffee

## Informations

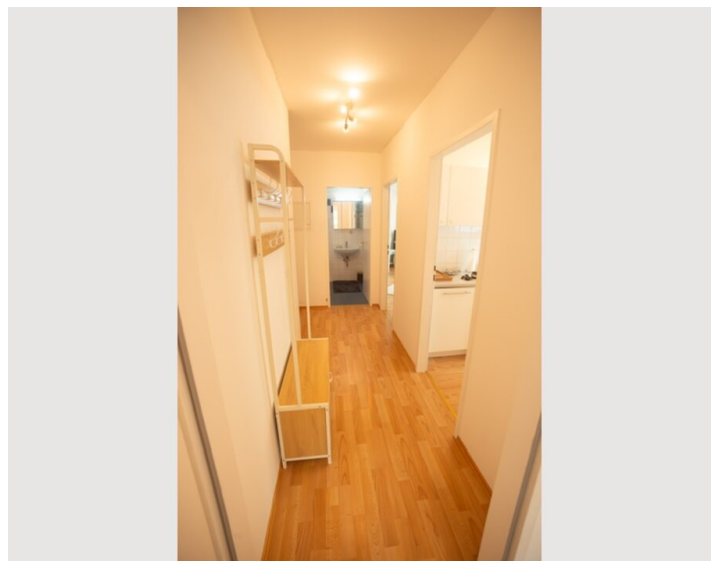
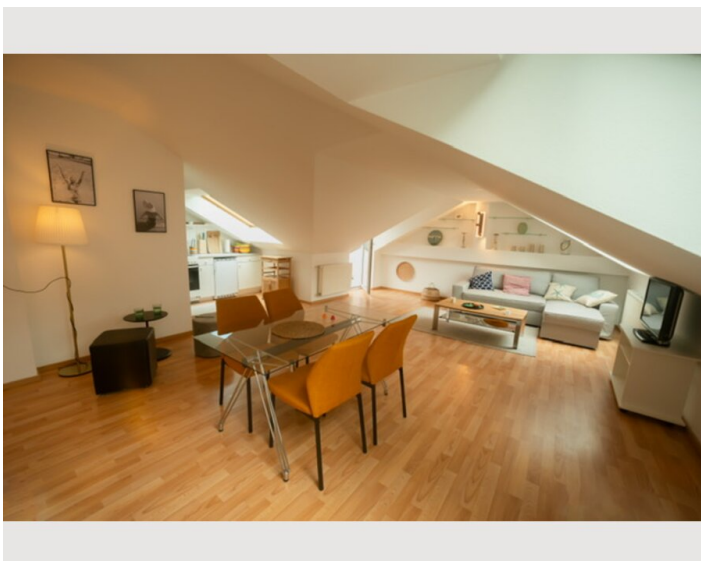
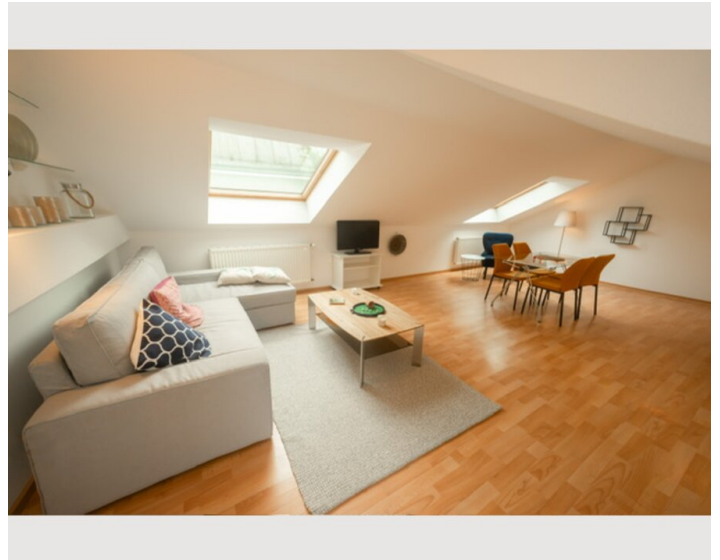
- Smoking not allowed
- Desk/Workplace
- Pets on request
- Bicycle room free of charge
- Short-term parking zone subject to a charge
- Private entrance
- Regular cleaning free of charge

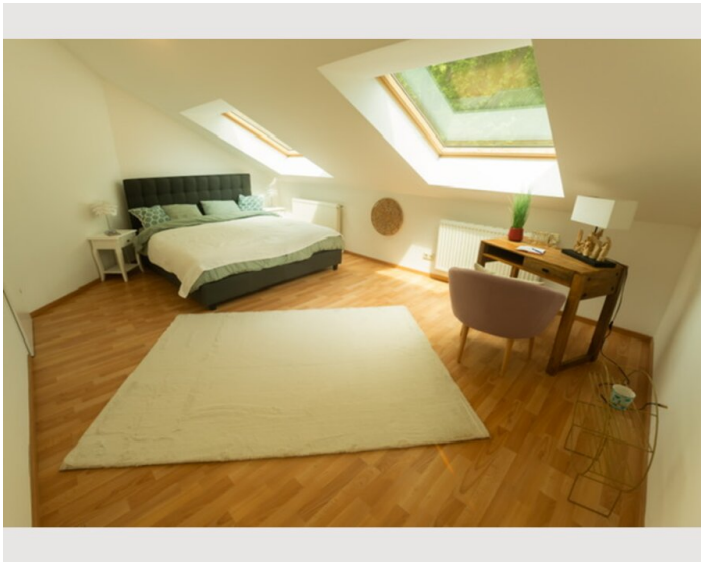
### Additional services

- Private storage room on the raised ground floor
- Pay car park "Park & Ridegarage Hütteldorf" accessible in 12 minutes on foot or by bus in 4 minutes.
- Monthly cleaning is included free of charge.


All prices are gross per month - billing is done directly with the lessor.


### Picture gallery





### Infrastructure

 In front of the house

 Trainstation reachable within 12 min by walk,  
tram 3 min

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The location of the apartment is perfect. The U4 subway station / Hütteldorf train station (regional trains, buses, express trains, Westbahn) is only a 12-minute walk away. Tram 49 is only a 3-minute walk away. The bus stop is right outside the front door.

In less than 5 minutes on foot, you will find doctors, kindergartens, schools, supermarkets, drugstores, and restaurants. The Hütteldorfer swimming pool and a tennis club are also very close.

## Location

