



2 ROOM APARTMENT, 1210 VIENNA

## Move in & feel at home

Object number: JHPA1

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<b>Period</b>	01/05/ - 31/05/2026
<b>Number of persons</b>	2
<b>Total incl. VAT.</b>	€ 1.334,06
<b>Security deposit</b>	€ 1.100,00

Experience modern comfort in this 36 m<sup>2</sup> apartment, lovingly renovated by a carpenter, just a few minutes from the Floridsdorf subway station and the Alte Donau recreation area.



### Living space

36m<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

08:00 - 22:00 Clock



### Check-out

06:00 - 12:00 Clock

## Sleeping options

### Sleeping room



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

### Living & Sleeping



1x Sofa bed (2 persons)

## Descripton of accommodation

Welcome to our spacious, newly refurbished apartment, ideal for a comfortable and enjoyable stay. This stylish apartment was completely renovated in 2019 and offers you everything you need for a relaxed living experience.

The apartment includes:

- An ensuite bedroom with elegant sliding doors offering you privacy and tranquillity.
- A spacious living and dining area, perfect for relaxing and enjoying your meals
- A private WC for added convenience.
- A modern bathroom with washing machine so you can feel right at home.
- A fully equipped kitchen with everything you need for cooking and living.

The apartment is located in a building with an elevator, which makes access easier and is particularly practical for heavy luggage.

The location couldn't be better: Everything you need is close by - pharmacies, the post office, grocery stores and drugstores are all within easy walking distance.

The excellent public transport connections, in particular the Floridsdorf subway station, streetcar lines 25 and 26, as well as the proximity to the Alte Donau recreational area, make this accommodation the perfect choice for your stay in Vienna.

## Equipment & Features



### Basic equipment

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



### First supply

- Toilet paper
- Nespresso capsules
- Soap



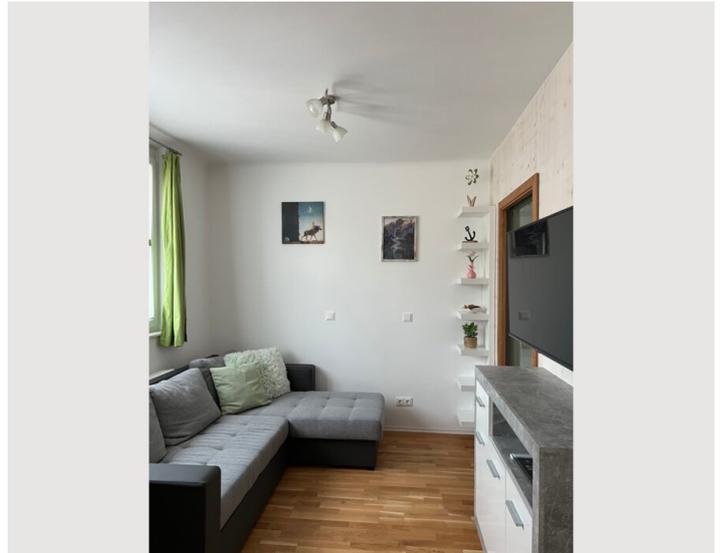
### Kitchen

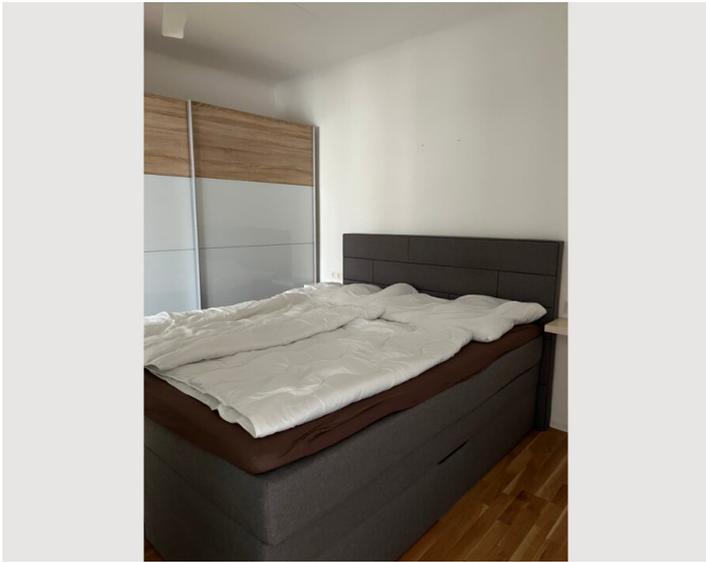
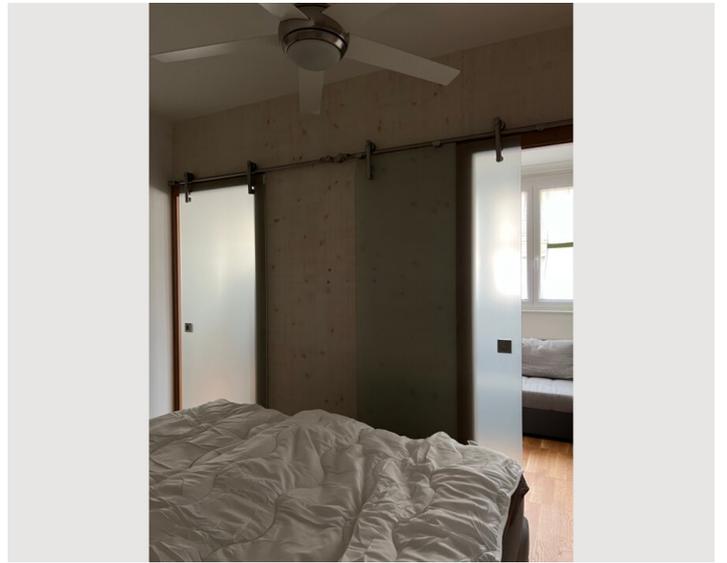
- Private kitchen
- Glasses/Tableware
- Dishwasher
- Cooking utensils
- Espresso machine

## Informations

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

## Picture gallery





## Infrastructure

 10 minutes walk

 Vienna-Schwechat: 50 minutes, express train S7

 Sebastian Kohl Gasse, 3 minutes walk

 Eurospar, 2 minutes walk

 Hoßplatz, 6 minutes walk

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This apartment not only offers comfortable and modern furnishings, but also an excellent infrastructure in the immediate vicinity, which will make your everyday life easier and more enjoyable.

Shopping facilities:

Supermarket:

- EUROSPAR, Leopoldauerstraße 26-32, 2 minutes on foot
- HOFER, Leopoldauer Str. 45, 5 minutes on foot

Drugstore:

- DM drugstore, 3 minutes on foot

Subway:

- Floridsdorf subway station (U6), 10 minutes on foot
- Streetcar lines 25 and 26, Hoßplatz, 6 minutes on foot

Bus:

- Sebastian Kohl Gasse, bus 29A, 3 minutes on foot

Pharmacy:

- Sonnen-Apotheke, Leopoldauer Str. 17, 3 minutes on foot

Post office:

- Tabak Trafik & Post Partner 1219, 2 minutes on foot

Old Danube:

The Alte Donau recreational area is just a short walk away and offers numerous leisure activities such as swimming, boating and relaxing walks by the water. 15 minutes on foot.

This excellent infrastructure ensures that you can reach everything you need for everyday life quickly and easily. Enjoy the comfort of an ideally located apartment in Vienna Floridsdorf!

## Location

