



3 ROOM APARTMENT, 1110 VIENNA

## Family Friendly Flat with Balcony

Object number: RISH2

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<b>Period</b>	11/03/ - 11/04/2026
<b>Number of persons</b>	2
<b>Total incl. VAT.</b>	€ 2.668,48
<b>Security deposit</b>	€ 1.900,00

Our flat (87m<sup>2</sup>), is situated in Vienna's 11th District. The city center is just 8 underground stations away (15 mins with the U3 line).



### Living space

87m<sup>2</sup>



### Maximum occupancy

5 Persons



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

1 Private bathroom 2 Separated bedrooms 1 Living-Sleepingroom



### 5. floor

Elevator available



### Check-in

16:00 - 00:00 Clock



### Check-out

00:00 - 10:00 Clock

## Sleeping options

### Bedroom 1



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



1x Children/baby bed

### Bedroom 2



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

### Living & Sleeping



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

## Descripton of accommodation

Our spacious apartment (87m<sup>2</sup>) is located in the 11th district. The city center is just 8 subway stops away (15 minutes on the U3 line). Tram line 71 takes you to the "Ring," where many of Vienna's attractions are located. The main train station can be reached in 10 minutes by bus 69A, and the S7 rapid transit train runs directly to the airport every 30 minutes. The apartment comprises 3 large rooms with a separate bathroom (bathtub and shower), a toilet, and a covered balcony. Additional amenities include air conditioning, WiFi, a high chair, and a baby crib

This apartment is ideal for families, as it has two bedrooms as well a separate living room / kitchen area. The kitchen has all necessary appliances. There is Wi-fi and air-conditioning, as well as a TV, which has Austrian and international channels. The balcony offers a cozy place to sit for a drink in the evening, and it is possible to smoke there. All the rooms have blinds, so you can enjoy a good lie-in. The bathroom has both a bathtub and a shower, and the toilet is separate. The transport options in the area are great and there are many fast-food options, restaurants and supermarkets close by.

### Equipment & Features

#### Basic equipment

- Balcony
- Loggia
- TV
- Aircondition
- Iron & ironing board
- Terrace
- Internet/Wifi
- Private washing machine
- Vacuum cleaner
- Hairdryer

#### Kitchen

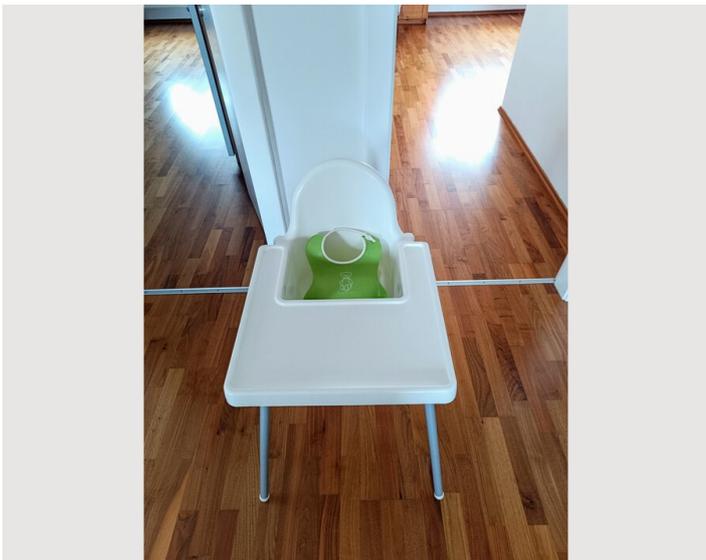
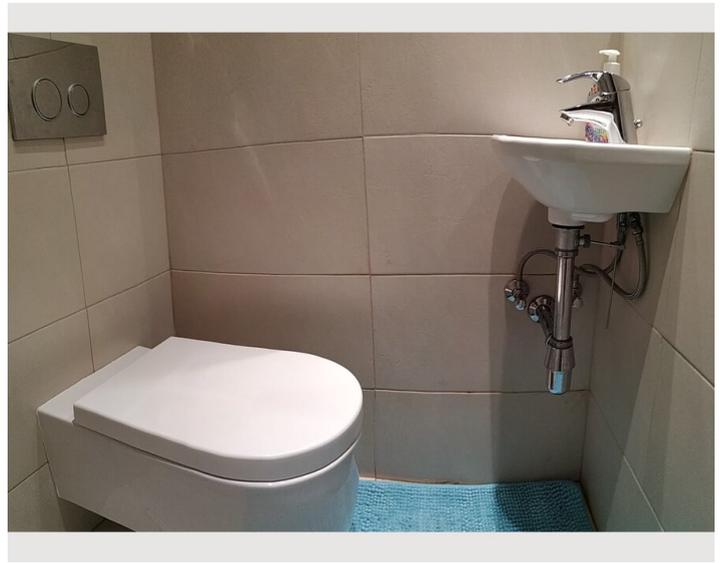
- Private kitchen
- Glasses/Tableware
- Dishwasher
- Cooking utensils
- Espresso machine
- Microwave

### Informations

- Suitable for construction workers
- Smoking not allowed
- Desk/Workplace
- Suitable for children
- Short-term parking zone subject to a charge
- Private entrance

## Picture gallery





## Infrastructure



U3 metro station Zippererstraße is within walking distance



Stephansplatz - city center is just 8 subway stops away (15 minutes on the U3 line)



U3 metro station Enkplatz is within walking distance



Airport Schwechat - train S7, every 30 minutes and it takes you 16 minutes (five stations)

The city center is just 8 underground stations away (15 mins with the U3 line). The tram 71 also takes you to the "Ring", where many of Vienna's sights are. The central train station is 10 mins with the bus 69A and the S7 takes you directly to the airport every 30 mins.

Our favorite restaurants in Simmering:

- Simmeringer Landbier (Simmeringer Hauptstraße 50, 5 min., 450m): typical Viennese cuisine and great beer
- Gasthaus Stern (Braunhubergasse 6: 12 min., 950 m): regional Austrian cuisine
- O'Connor's Old Oak Pub (Rennweg 95; tram 71, 9 min): international cuisine, great beer
- Cafe Nola (Franz-Haas-Platz 5, 900m, 11 min): for families with small children, they have an indoor playground (tu-so: 9:30 a.m.- 7:30 p.m.)
- Bakeries:
  - derMann (Simmeringer Hauptstraße 71, 3 min., 300m)
  - Ströck (Simmeringer Hauptstraße 55, 5 min., 500m)
  - Niki (Simmeringer Hauptstraße 63, 5 min., 350m)
- There are some other fast food restaurants in the area: McDonalds, Kebab, Pizza, etc.

Where to shop:

- Billa (Simmeringer Hauptstraße 47-49, 550m, 5 min): grocery store
- Spar (Geiselbergstrasse 49, 150m, 2 min): grocery store
- Merkur (Simmeringer Hauptstraße 101, 650m, 7 min): grocery store
- DM drogerie Markt (Simmeringer Hauptstraße 47- 49, 500m, 5 min): drugstore
- Shopping Center Simmering (Simmeringer Hauptstraße 96A, 800m, 8 min): different stores
- BP petrol station: (Geiselbergstrasse 47, 150m, 2 min): because on Sunday all grocerie stores all closed, you can buy at BP your main food products/groceries. At BP petrol station you can buy the parking tickets

Metro:

- Line U3: station U3 Zippererstrasse (500m, 5 min.): with the U3 it takes you 15 min.(8 stations) to the city centre (Stephansplatz)
- Line U3 : station U3 Enkplatz (500m, 5 min.): with the U3 it takes you 16 min.(9 stations) to the city centre (Stephansplatz)

Tram:

- Line 71: station „Hauffgasse“ (300m, 3 min.): it takes you to the city centre (Ring, Schwarzenbergplatz) and Belvedere

Train/airport:

- Line S7: station „Geiselbergstrasse“ (200m, 3 min.): the train leaves every 30 minutes and it takes you 16 minutes (five stations) to the airport

Bus:

- Line 69A: station „Geiselbergstrasse“ (350m, 4 min.): with the 69A you will get to the main train station

(Hauptbahnhof). The bus drives every 6-7 min.

## Location

