



2 ROOM APARTMENT, 1230 VIENNA

## Modern, elegant and sunny penthouse with terrace and sauna at Vienna city limits

Object number: ZPYQ1

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The quiet, sunny, newly designed penthouse with green views is located on the outskirts of Vienna on the edge of the beautiful Vienna Woods and only 30 minutes by car to the Vienna opera. The 30m<sup>2</sup> terrace with a sauna and lounge offers relaxation.

<b>Period</b>	02/04/ - 02/05/2026
<b>Number of persons</b>	2
<b>Total</b> incl. VAT.	€ 2.542,76
Security deposit	€ 1.900,00



### Living space

70m<sup>2</sup>



### Maximum occupancy

4 Persons



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

1 Private bathroom 1 Separated bedroom 1 Living-Sleepingroom



### 3. floor

Elevator available



### Check-in

07:00 - 22:00 Clock



### Check-out

07:00 - 11:00 Clock

## Sleeping options

### Sleeping room



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

### Living & Sleeping



1x Sofa bed (2 persons)

## Descripton of accommodation

The modern apartment was designed with great attention to detail. The high-quality furnishings are a mix of mid-century and modern classics with Asian and African accents.

The luxurious bedroom is equipped with a king-size bed, high-quality washed linen, TV, air conditioning, large built-in wardrobe and colored light and has direct access to the terrace with sauna integrated infrared cabin and garden shower. The modern kitchen with a dining area for 4 people has all appliances and amenities such as microwave, toaster, kettle, blender, Nespresso, Bialetti, French press, milk frother, steak cutlery.

A workstation with a desk, high-speed internet, printer and office equipment is available.

The air-conditioned living area has a sofa bed, a record player with speakers and records, and a smart TV with Amazon and Netflix. The bar has an ice cube machine, drinks, shakers and various games (chess, backgammon, dice poker, etc.) From the living room you enter the 30m<sup>2</sup> terrace with a lounge area. Sauna with infrared and hammam towels, essential fragrance oils and bathrobe, a garden shower, 2 sunbeds, a loggia with seating for 4 people with a ceiling fan. A grill and a colored light lamp complete the outdoor area.

In the anteroom there are 2 large built-in cupboards with hooks and storage space. Here you will find cleaning equipment with a vacuum cleaner, iron, ironing board, shoe polishing kit, first aid kit, fire extinguisher, tools and umbrellas.

The bathroom has a bathtub with shower, a sink, hairdryer, hand + bath towels, a washer-dryer and body care products and essential oils.

The art presented in the apartment from the owner's private collection underlines the exclusive character.

The garage belonging to the penthouse rounds off your Vienna experience during your stay.

The large communal garden has a children's playground. There is a lockable bicycle and stroller room on the ground floor of the building

## Equipment & Features



### Basic equipment

- Loggia
  - Internet/Wifi
  - TV
  - Private washing machine
  - Bedclothes
  - Private toilet
  - Garage
  - Vacuum cleaner
  - Cleaning utensils
  - Roof-terrace
  - Music system/docking station
  - Printer
  - Private dryer
  - Towels
  - Private parking space
  - Aircondition
  - Iron & ironing board
  - Hairdryer
- 



### Fireplace

- Gas grill
- 



### Wellness

- Sauna
  - Infrared cabin
- 



### First supply

- Toilet paper
  - Soap
  - shampoo
  - Nespresso capsules
- 



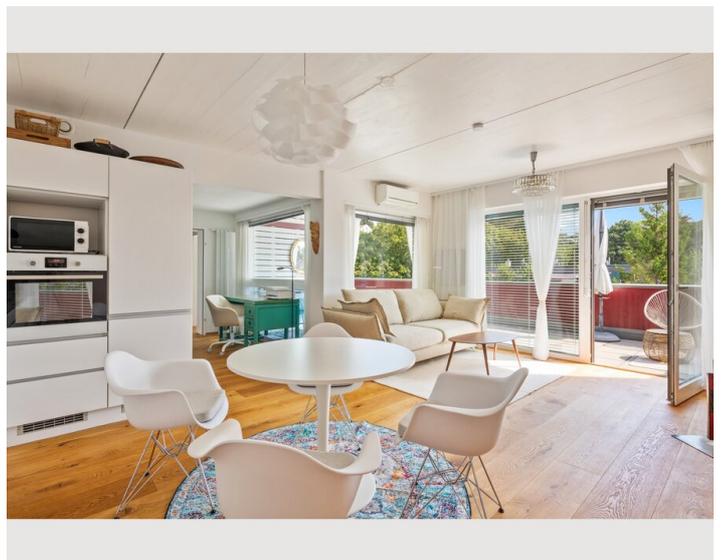
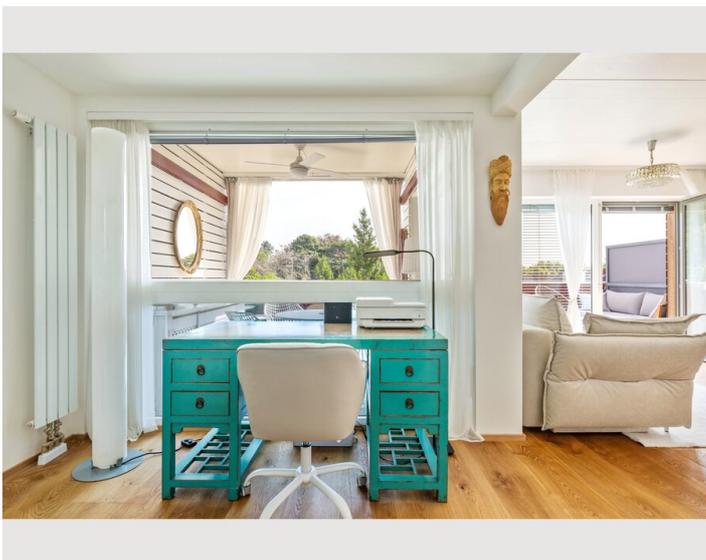
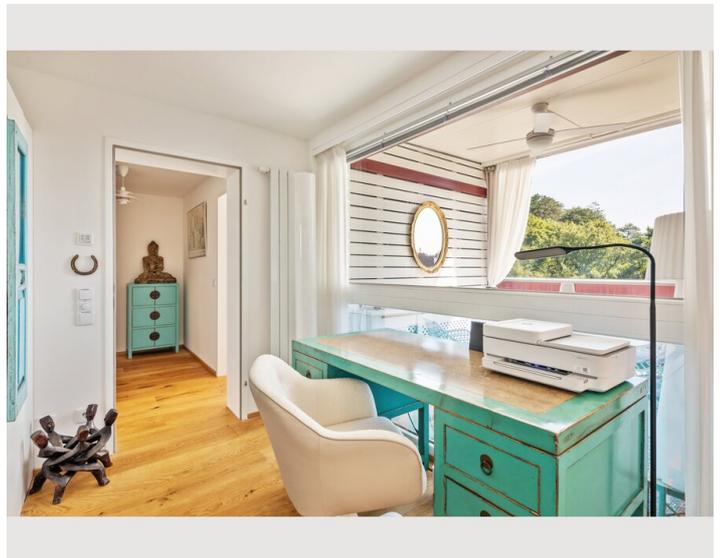
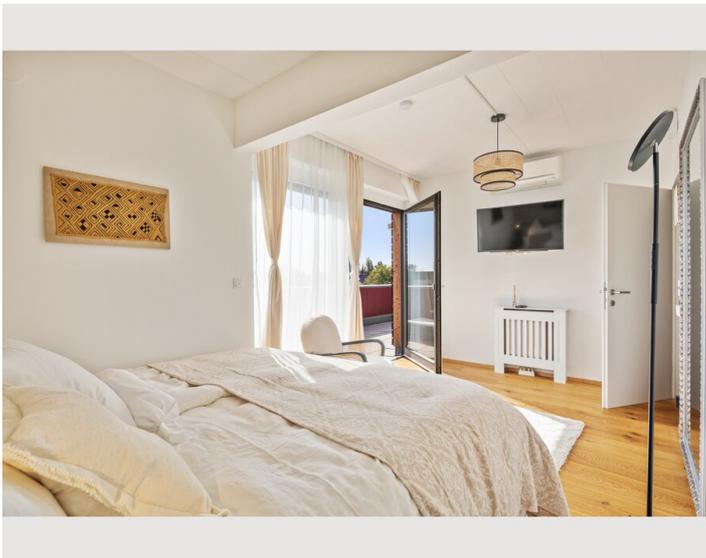
### Kitchen

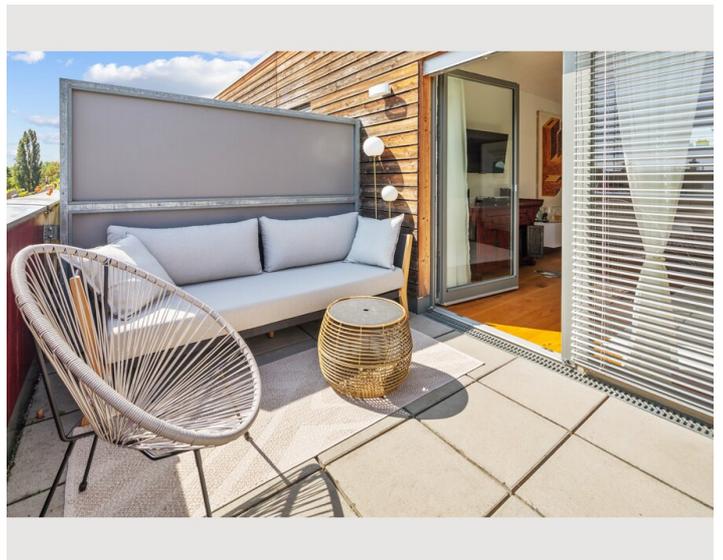
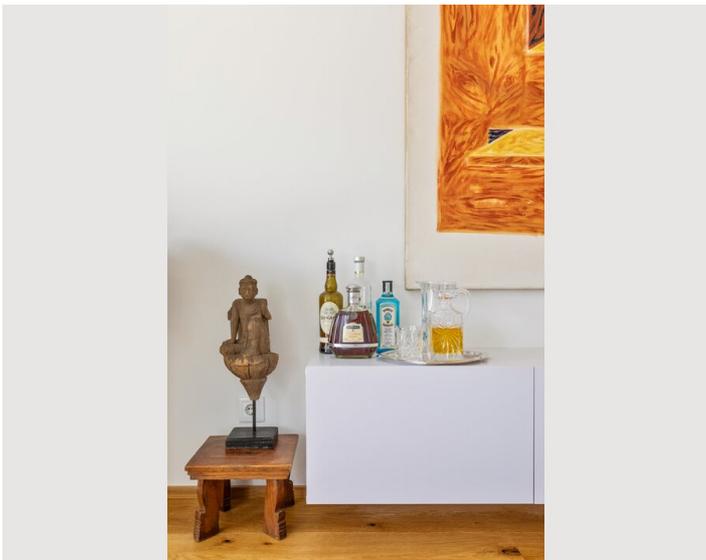
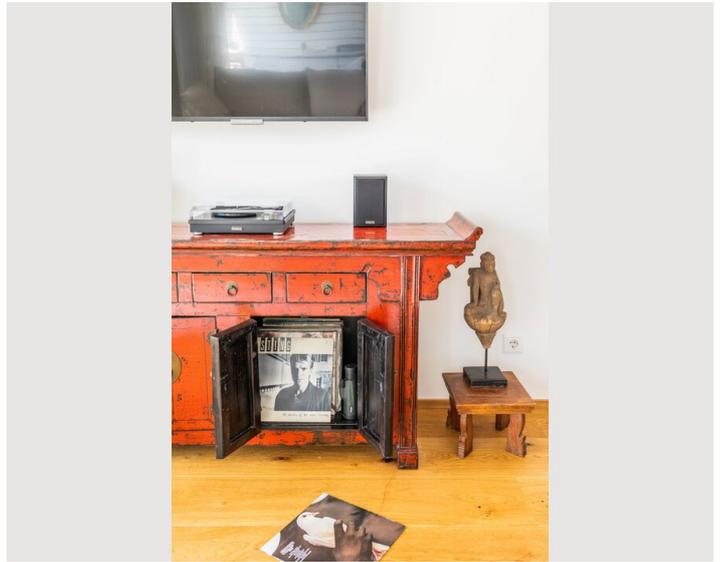
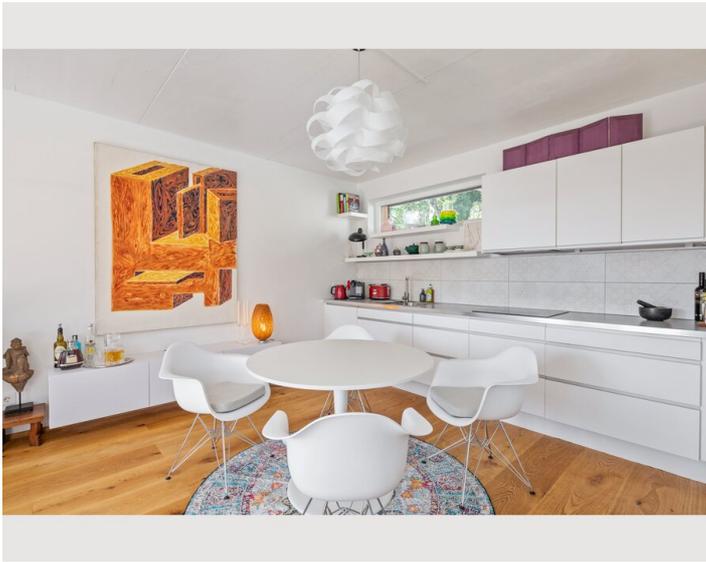
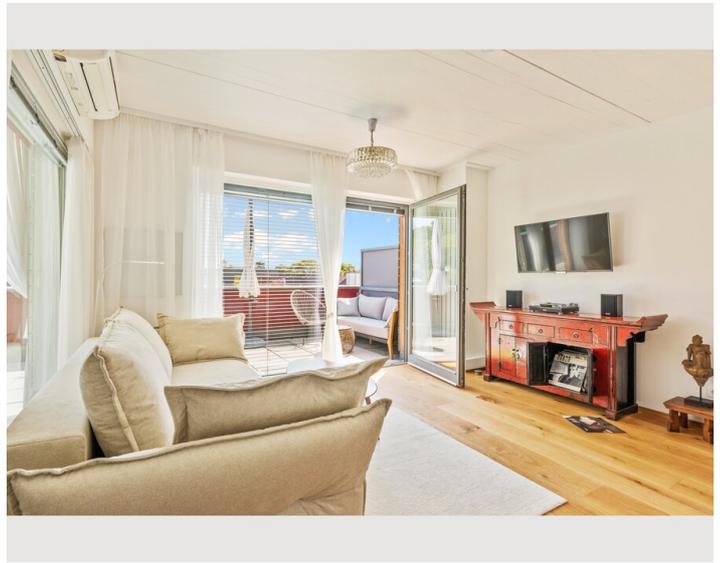
- Private kitchen
- Glasses/Tableware
- Filter coffee
- Microwave
- Cooking utensils
- Espresso machine
- Dishwasher

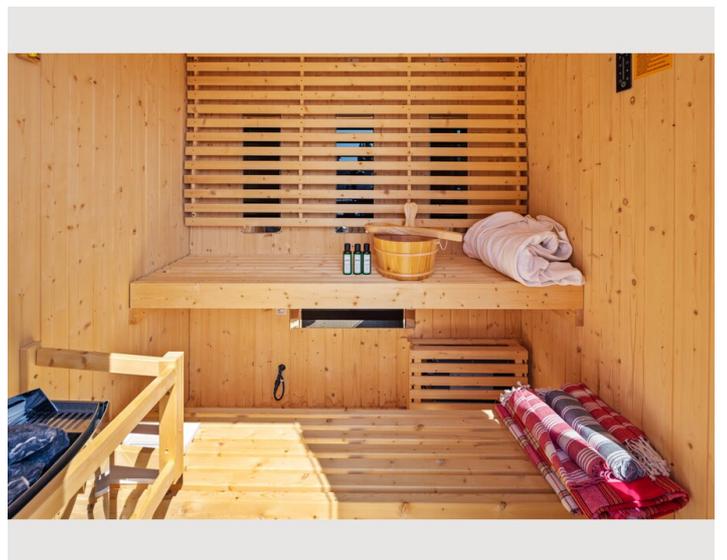
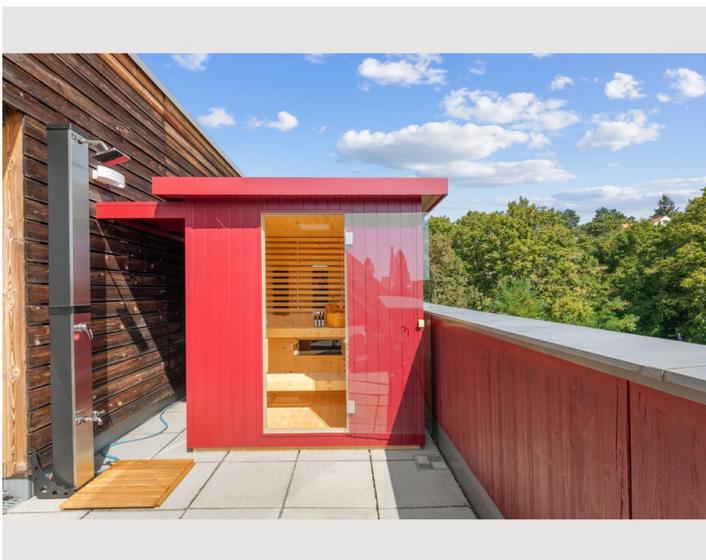
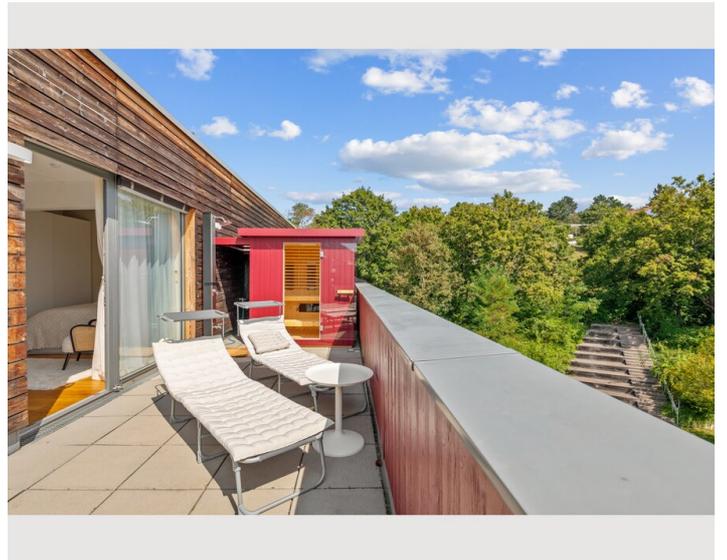
## Informations

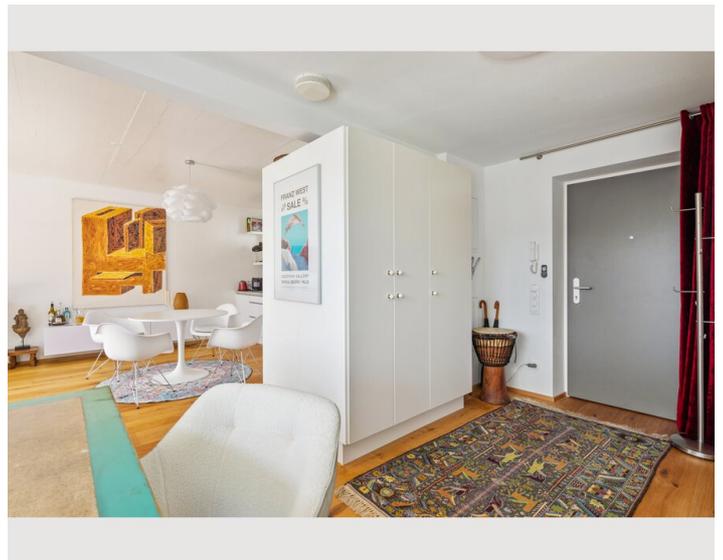
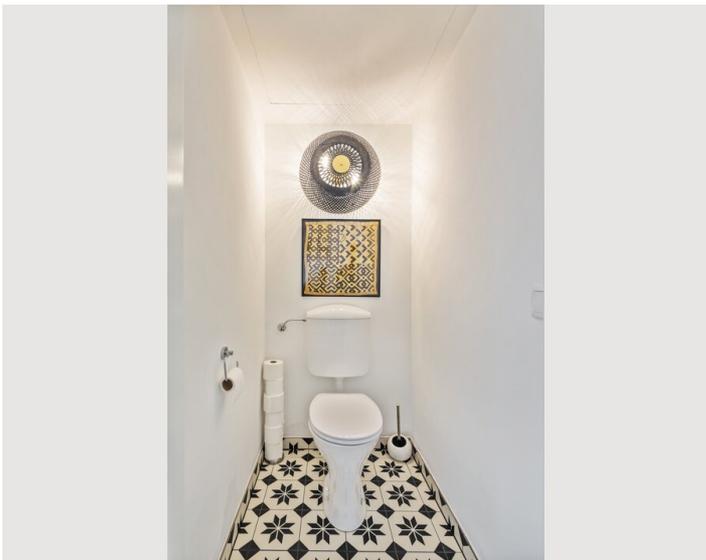
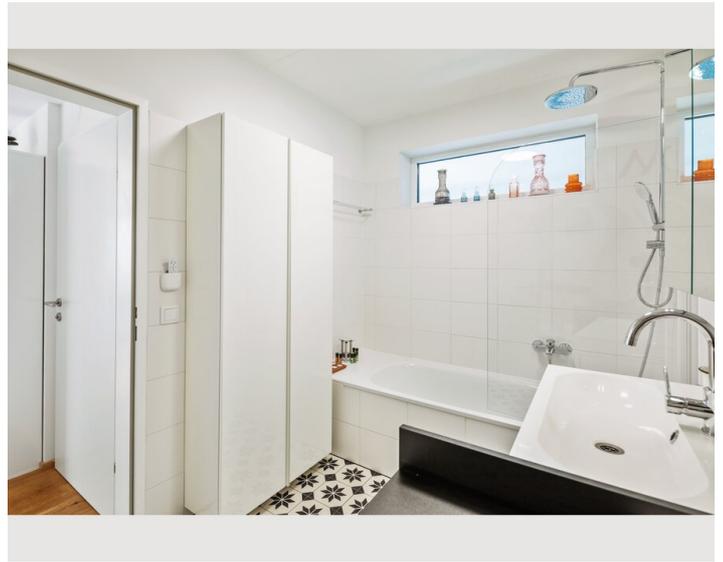
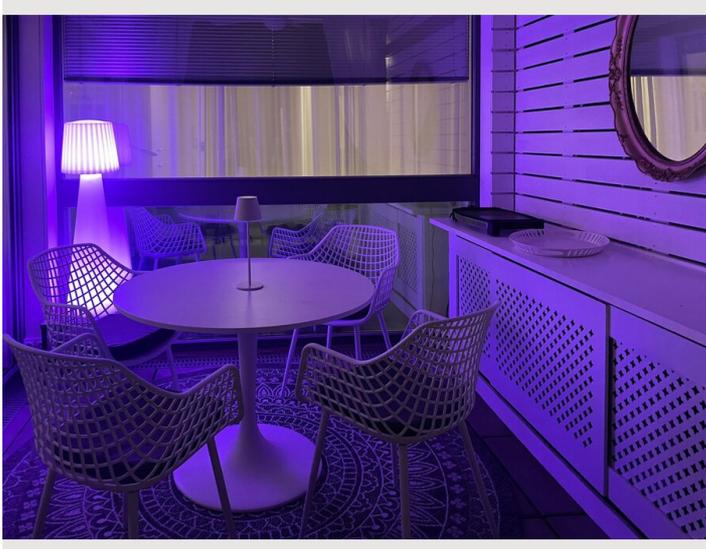
- Suitable for children
- Desk/Workplace
- Pets on request
- Bicycle room free of charge
- Smoking not allowed
- Private entrance
- Regular cleaning at extra cost

## Picture gallery











## Video

Goto Video



## Infrastructure

-  The well-stocked BILLA with bakery shop is in the immediate vicinity, a one-minute drive.
-  Bus route 60A, bus stop directly in front of the building, 11 minutes and 9 stops to Liesing railway station. From there, take the S2, S3 or Rex3 express train to Wien Mitte.
-  The nearby Liesing express train station is a transport hub and with the bus line 60A, stop directly in front of the house, 11 minutes and 9 stops to the Liesing express train station. From there, take the S2, S3 or Rex3 express train to Wien Mitte.
-  By car in 30 minutes, by express train to Wien Mitte , WIEN MITTE is one of the most important transport hubs. From Wien Mitte, you can take the U3 underground line one stop directly into the centre to St. Stephen's Cathedral or the U4 to Schönbrunn.
-  by car via the S1 within 25 minutes, by express train to Wien Mitte, from there the City Airport Train or the S7 express train will take you to the airport.
-  The Riverside shopping centre is a 5-minute drive away and has a pharmacy, a large supermarket, an electronics store and various shops

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## Location

