



3 ROOM APARTMENT, 1040 VIENNA

## Newly renovated close to Naschmarkt

Object number: KBG8

[View and rent online](#)

Lovely 94m<sup>2</sup> two-bedroom apartment in the renowned Kettenbrückengasse right next to Naschmarkt, newly renovated in 2024.

<b>Period</b>	20/04/ - 20/05/2025
<b>Number of persons</b>	2
<b>Total incl. VAT.</b>	€ 3.681,24
<b>Security deposit</b>	€ 2.500,00



### Living space

94m<sup>2</sup>



### Maximum occupancy

4 Persons



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

2 private bathrooms 2 Separated bedrooms



### 1. floor

Elevator available



### Check-in

08:00 - 18:00 Clock



### Check-out

08:00 - 18:00 Clock

## Sleeping options

### Bedroom 1



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

### Bedroom 2



1x Double bed (1,40 m x 2 m)

## Descripton of accommodation

The living room is bright and spacious (ca. 27m<sup>2</sup>) and features a midcentury teakwood bookshelf. There is an extendable dining table (from 120 cm to 180 cm) that seats up to 8 people, as well as a work-from-home desk.

Two spacious and quiet bedrooms (19m<sup>2</sup> and 14m<sup>2</sup>) are both equipped with a double bed (180 cm x 200 cm and 140 cm x 200 cm, respectively) – the larger bedroom has a very large built-in massive-wood wardrobe.

The luxurious kitchen is very luminous with beautiful quartz worktop. It is equipped with a dishwasher, a large build-in fridge, a modern induction hob with integrated extractor and a GroheRed water tap with instant boiling water for cooking and tea :) There is plenty of storage space in the kitchen, including a pantry.

In the bathroom there is a 100 cm x 100 cm walk-in shower, double sink, and a large mirror with built-in lighting. The toilet is in a separate room.

The apartment features mosaic-style parquet flooring, smart thermostats, and is located on the 1st floor (US: 2nd floor) of the building, which has an open bright staircase and an elevator.

## Equipment features



### Basic equipment

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



### First supply

- Toilet paper
- Soap
- shampoo



### Kitchen

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

## Informations

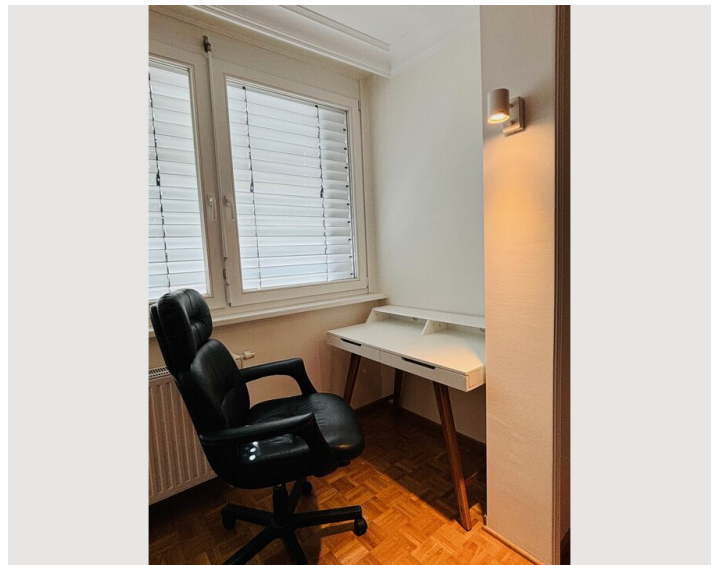
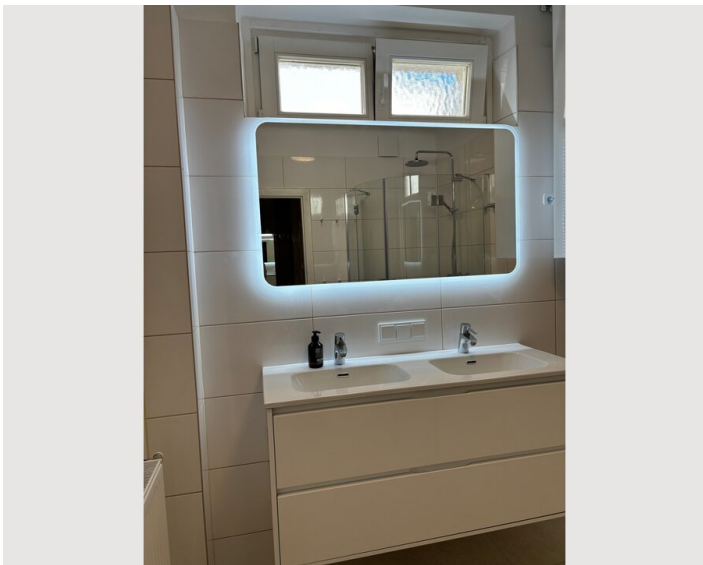
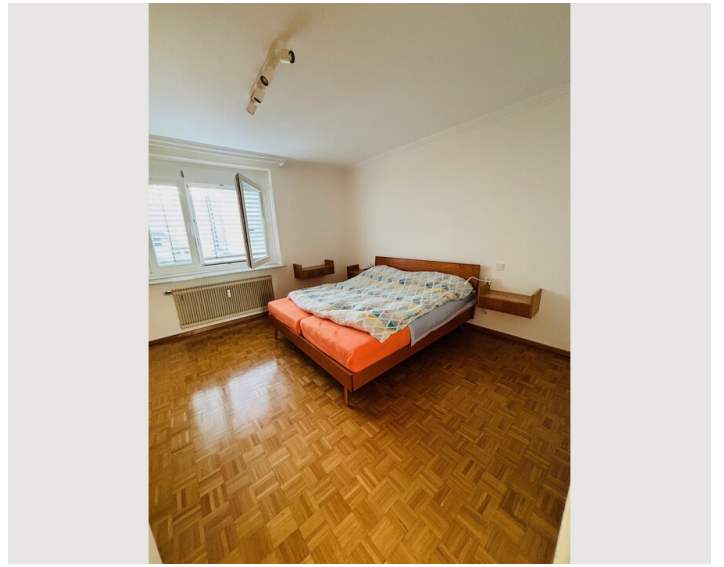
- Suitable for construction workers
- Smoking not allowed
- Desk/Workplace
- Regular cleaning at extra cost
- Suitable for children
- Short-term parking zone subject to a charge
- Pets forbidden
- Bicycle room free of charge

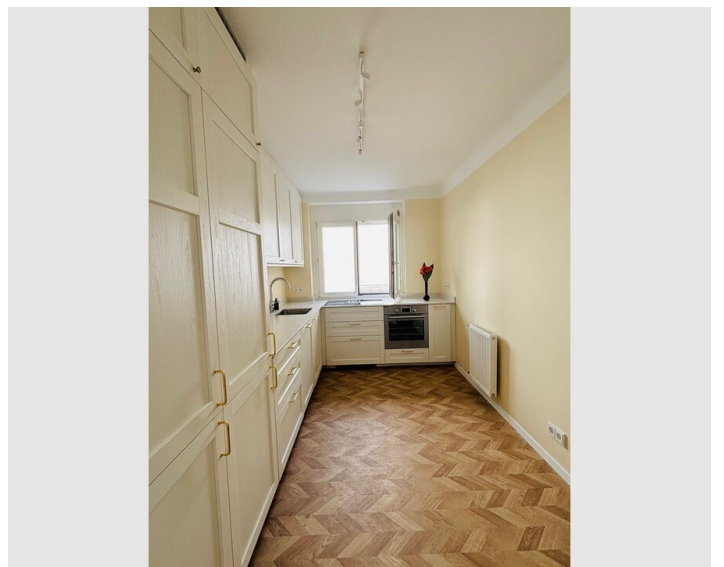
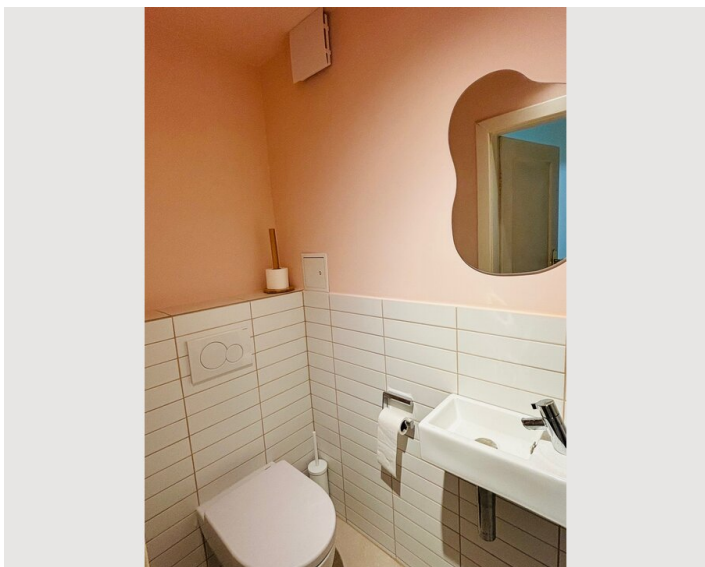
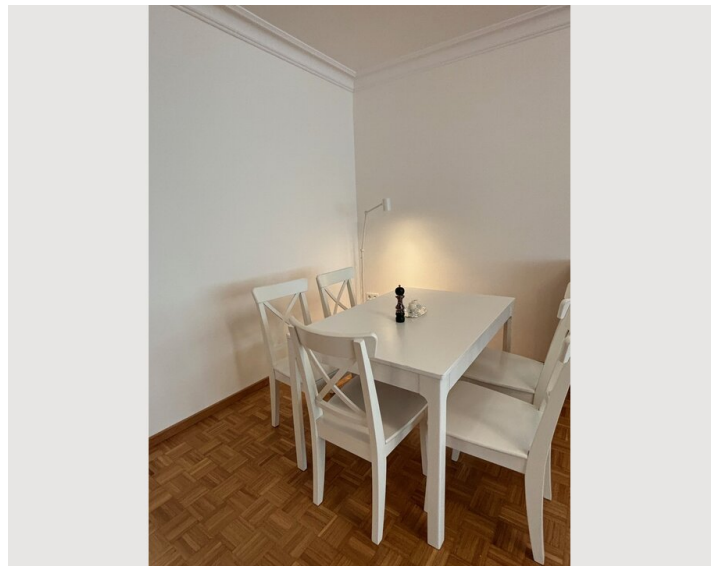
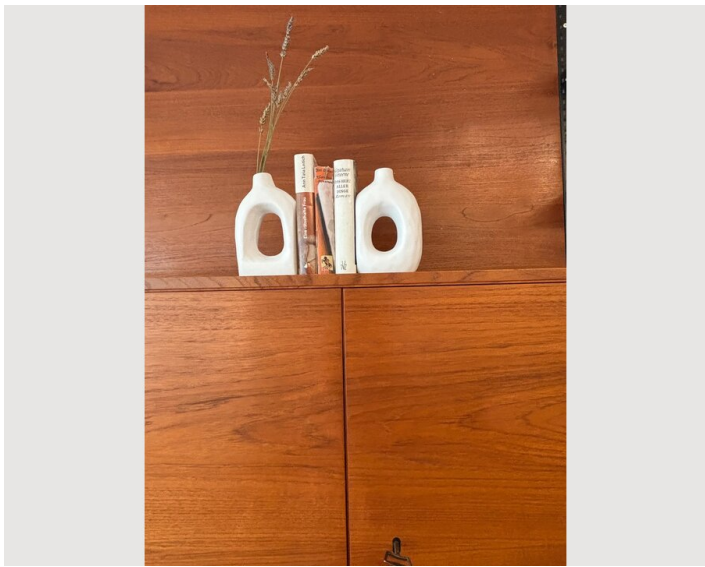
## Additional services

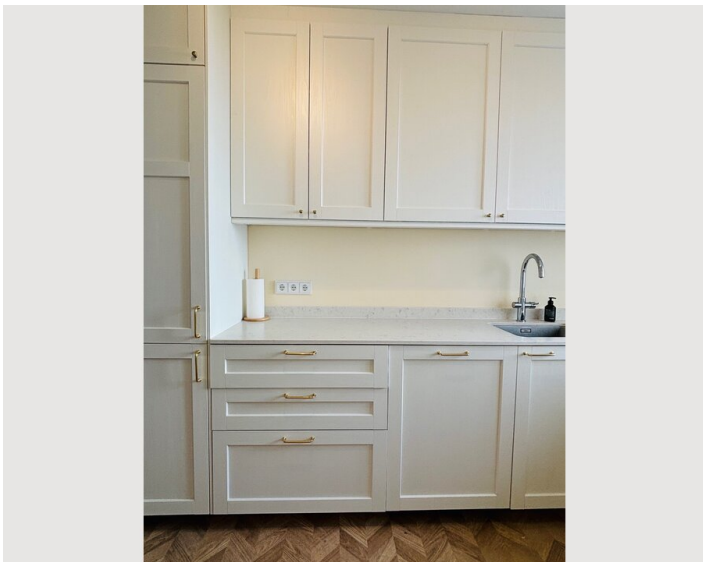
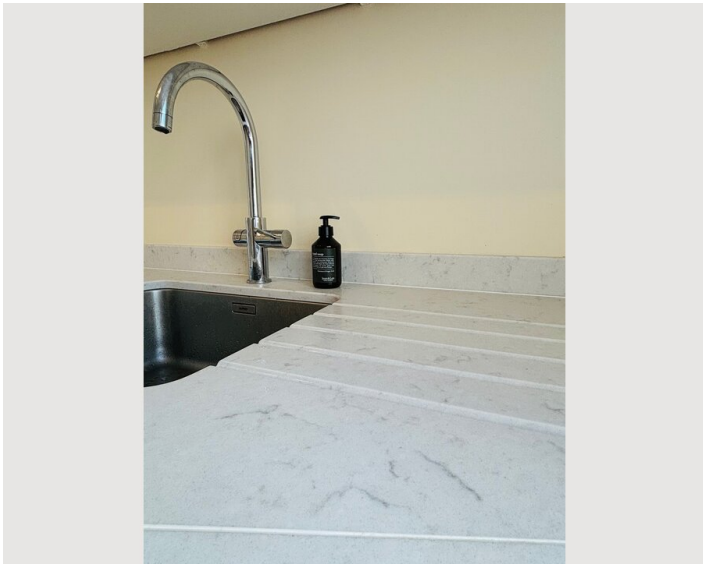
- Grocery & wine subscription (€ 50,00)

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






## Picture gallery







## Infrastructure

-  U1, U2, and U4 all within walking distance (e.g., 4-min to U4 Kettenbrückengasse station)
-  40 mins to Vienna international airport (with public transport)
-  20 mins to Vienna central train station (with public transport)
-  15-min walk to Karlsplatz, MuseumsQuartier or Wien Museum / Albertina Modern
-  Farmer's store right across the street, with next Billa within 3-min walking distance

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### THE LOCATION

This apartment is in one of the most vibrant neighborhoods in Vienna, with many restaurants, bars, bakeries, and local grocery stores. It's a great location to enjoy the true Viennese lifestyle and explore the city, while getting a taste of the international food scene here.

4-min walk to the famous Naschmarkt

12-min walk to Mariahilfer straÙe (shopping street)

15-min walk to Karlsplatz, MuseumsQuartier or Wien Museum / Albertina Modern

20-min walk to Vienna Opera House (Oper)

### TRANSPORTATION

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## Location

