



HOUSE, 1220 VIENNA

## House– Wien 22

Object number: IKOR1

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<b>Period</b>	14/03/ - 14/04/2026
<b>Number of persons</b>	2
<b>Total incl. VAT.</b>	€ 2.751,04
<b>Security deposit</b>	€ 2.100,00

Fully equipped, accessible home with 3 bedrooms, a sunny terrace, garden, and private parking. Perfect for business travelers, couples, or families staying in Vienna for 1-6 months."



### Living space

90m<sup>2</sup>



### Maximum occupancy

4 Persons



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

1 Private bathroom 3 Separated bedrooms



### 1. floor



### Check-in

16:00 - 20:00 Clock



### Check-out

08:00 - 10:00 Clock

## Sleeping options

### Bedroom 1



2x Single bed

### Bedroom 2



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

### Bedroom 3



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



1x Single bed

## Descripton of accommodation

Urban Garden House – Vienna 22: Your ideal retreat for longer stays.

Our fully equipped, accessible house is located in Vienna's 22nd district and offers 90 m<sup>2</sup> of space for up to 4 people. It is perfect for business travelers, families, and couples visiting Vienna for 1 to 6 months. With 3 bedrooms, a sunny terrace, a green garden, and private parking, it has everything you need for a comfortable stay.

The living room is bright and welcoming, featuring a work desk with fast internet, a cozy sofa, a Smart TV with 70 channels, and a bookshelf—perfect for relaxing evenings or productive workdays. The fully equipped kitchen has a dining table for up to 6 people, a large fridge, microwave, and all necessary kitchen appliances. The direct access to the terrace makes it ideal for outdoor meals.

Two of the bedrooms are located on the ground floor: one with a spacious double bed and the other with two single beds, both with open wardrobes and large windows overlooking the garden. Upstairs, you'll find a spacious guest room with a double bed, a single bed, and a couch—ideal for visiting guests.

The modern bathroom is equipped with underfloor heating, a large shower, washing machine, dryer, and plenty of storage space in a mirrored cabinet. Towels, soap dispensers, and other essentials are provided. The toilet is separate and located next to the bathroom.

One of the home's highlights is the outdoor space: the terrace features garden furniture, an umbrella, and an electric grill—perfect for outdoor dining. The well-kept lawn offers two lounge chairs for relaxation, and a covered garden house provides extra space for rainy days. For children, there's a sandbox and plenty of room to play. Pets are welcome upon request. The garden is safely fenced, ensuring that children and pets can play worry-free.

The house is well-connected to public transport, just a short walk away, providing easy access to Vienna's city center. Nearby, you'll find supermarkets, drugstores, pharmacies, and a traditional Viennese wine tavern, the "Dorfheuriger Breitenlee."

With a private parking space for up to 3 cars right in front of the house, your vehicle is always securely parked

## Equipment & Features



### Basic equipment

- Terrace
- Internet/Wifi
- Private washing machine
- Bedclothes
- Private toilet
- Vacuum cleaner
- Cleaning utensils
- Garden
- TV
- Private dryer
- Towels
- Private parking space
- Iron & ironing board



### First supply

- Toilet paper



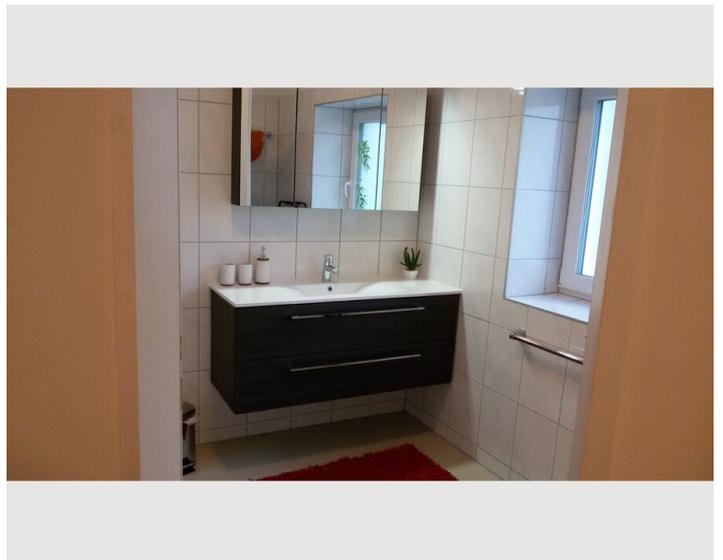
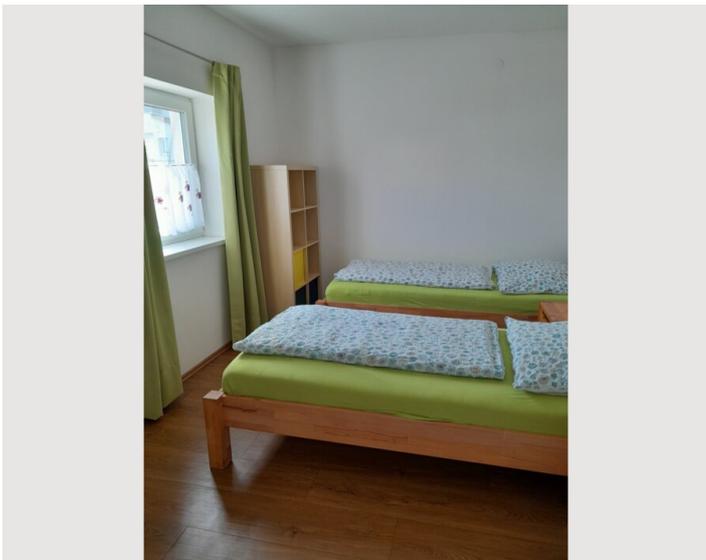
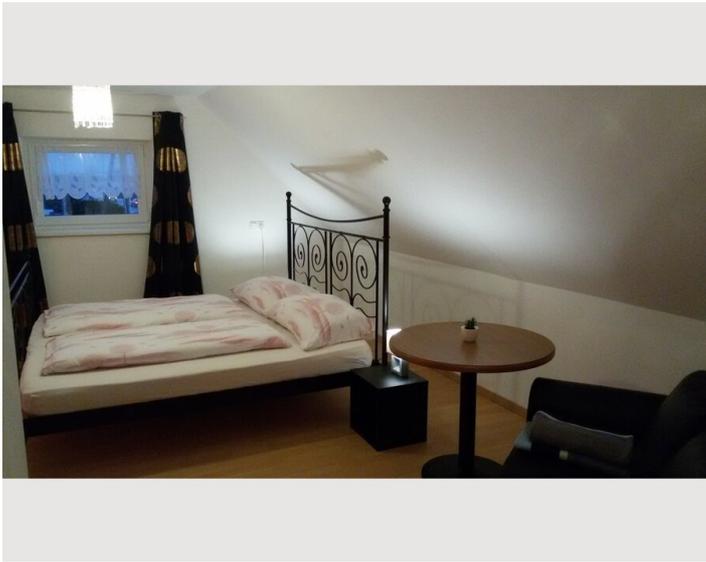
### Kitchen

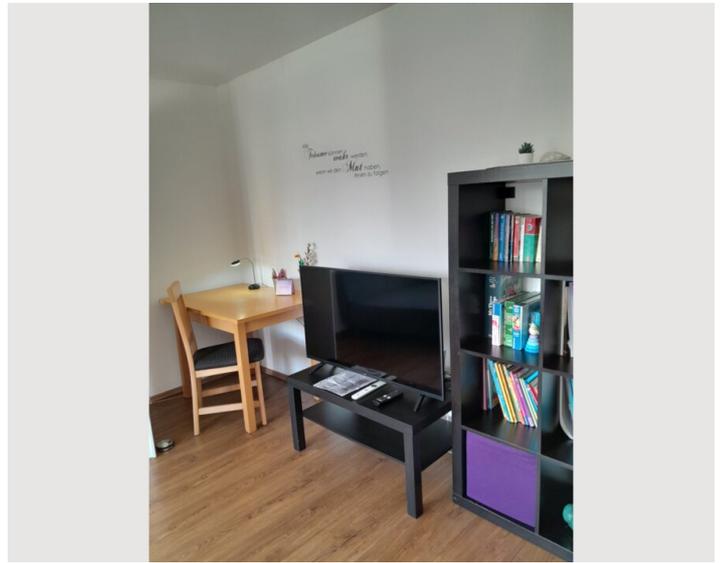
- Private kitchen
- Glasses/Tableware
- Dishwasher
- Cooking utensils
- Filter coffee
- Microwave

## Informations

- Suitable for construction workers
- Smoking not allowed
- Private entrance
- Bicycle room free of charge
- Suitable for children
- Desk/Workplace
- Pets on request

## Picture gallery







### Infrastructure

-  Right around the corner is the bus stop for line 28A, which takes you to the U1 in just 10 minutes, providing direct access to the city center.

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The location of the Urban Garden House offers excellent infrastructure: supermarkets, drugstores, and pharmacies are nearby. A popular Viennese wine tavern, 'Dorfheurer Breitenlee,' is just a 10-minute walk away.

## Location

