



2 ZIMMER WOHNUNG, 6020 INNSBRUCK

## Beautiful rooftop apartment in the center of Innsbruck

Object number: wete1

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<b>Period</b>	15/06/ - 15/07/2025
<b>Number of persons</b>	2
<b>Total</b> incl. VAT.	€ 1.866,90
Security deposit	€ 1.300,00

Welcome to our bright, central located but still calm roof maisonette "Wohnglück" with roof top terrace.



### Living space

65m<sup>2</sup>



### Maximum occupancy

2 Persons



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

1 private bathroom 1 Separated bedroom 1 Living-Sleepingroom



### 5. floor

Elevator available



### Check-in

12:00 - 20:00 Clock



### Check-out

08:00 - 12:00 Clock

## Sleeping options

### Sleeping room



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

### Living and sleeping



1x Sofa bed (1 person)

## Descripton of accommodation

The apartment is located in one of the well-preserved old buildings around the train station and, despite its central location, is very sheltered and quiet thanks to its south-facing orientation.

Two elevators take you to the 4th floor. The last couple steps have to be walked by foot through a staircase.

The small entrance area with cloakroom already gives a glimpse into the bright, spacious kitchen with a view of the Serles (signature mountain). On this level there is a large bathroom with a corner bath and a separate toilet.

A small staircase leads to the upper floor with a small, cozy living room with a terrace and a nice bedroom. Both rooms are equipped with windows to the north and south, so that almost all of Innsbruck's well-known mountains can be seen. The view of the Nordkette with the districts Hungerburg, Hötting and St. Nikolaus below is particularly beautiful.

The terrace of approx. 8 m<sup>2</sup> provides a view of the Serles again, but Glungezer, Patscherkofel and Nockspitze are also clearly visible.

The apartment was laid out about 20 years ago in the attic which was then expanded and is well preserved. The bathroom and toilet are covered with timeless marble. A new, hard-wearing vinyl floor with a plank look was installed in the kitchen. The rooms on the upper floor are equipped with wooden parquet. The roof windows are equipped with sun protection and blackout blinds.

The apartment scores with its absolutely central location and the almost unbeatable panoramic view. It combines city flair with closeness to nature. There is a well-stocked grocery store in the house. Almost every public bus, tram and train departs from the nearby train station. The station's underground car park offers monthly parking cards and a city bike station enables a high level of environmentally friendly mobility.

The city center, all main campus university buildings and the university clinic are within walking distance.

### Equipment features



#### Basic equipment

- Roof-terrace
- Music system/docking station
- Private washing machine
- Towels
- Vacuum cleaner
- Cleaning utensils
- Internet/Wifi
- TV
- Bedclothes
- Private toilet
- Iron & ironing board
- Hairdryer



#### First supply

- Toilet paper
- Nespresso capsules
- Soap



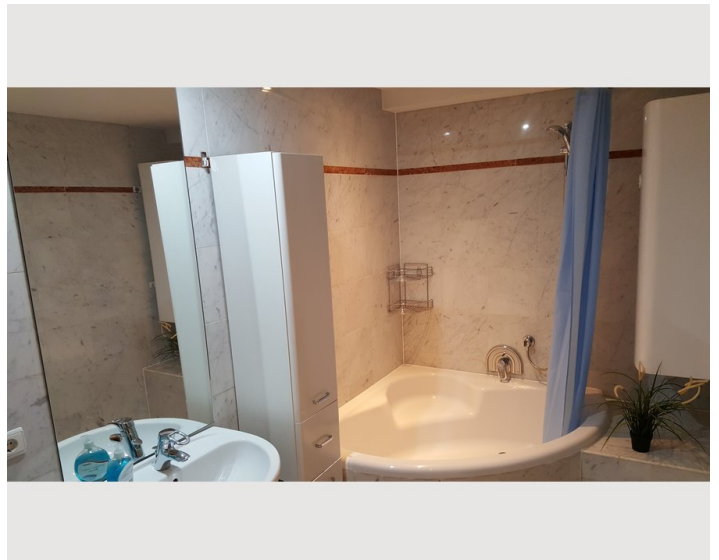
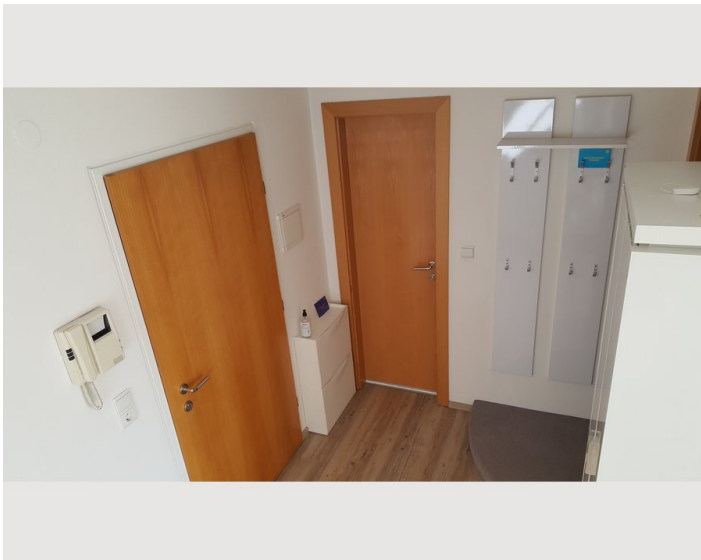
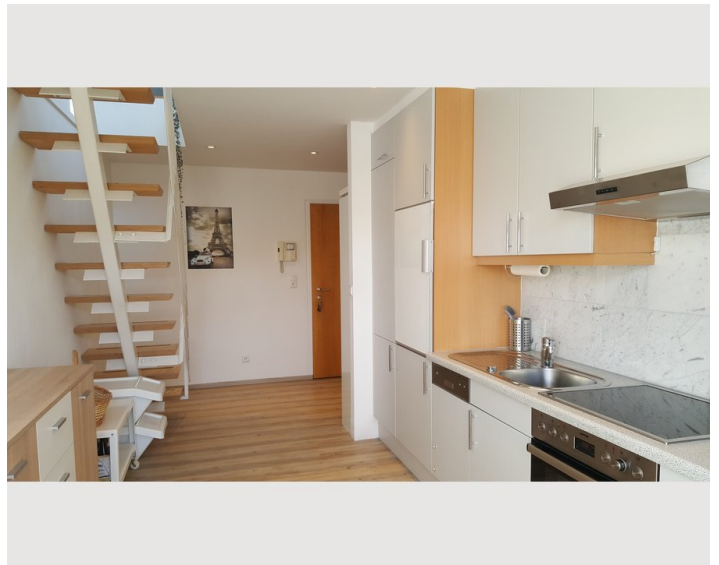
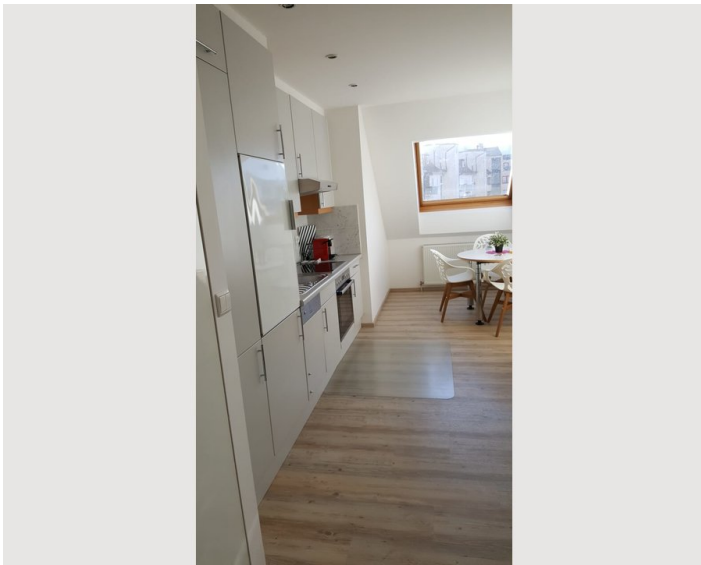
#### Kitchen

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

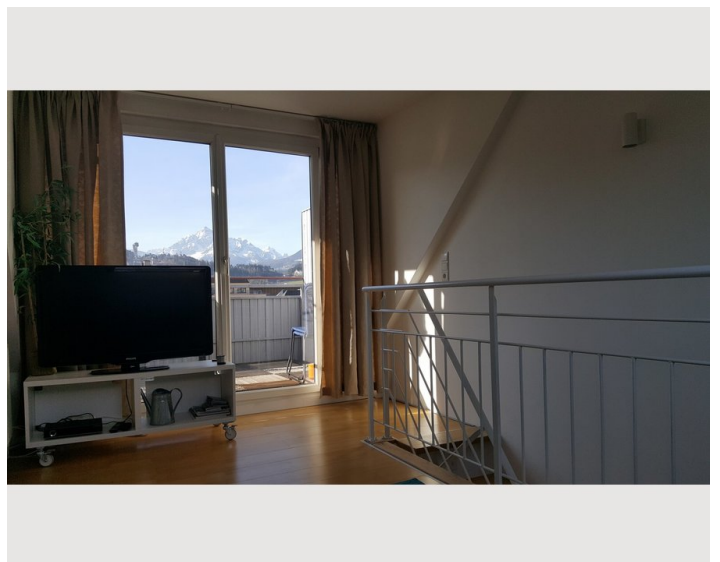
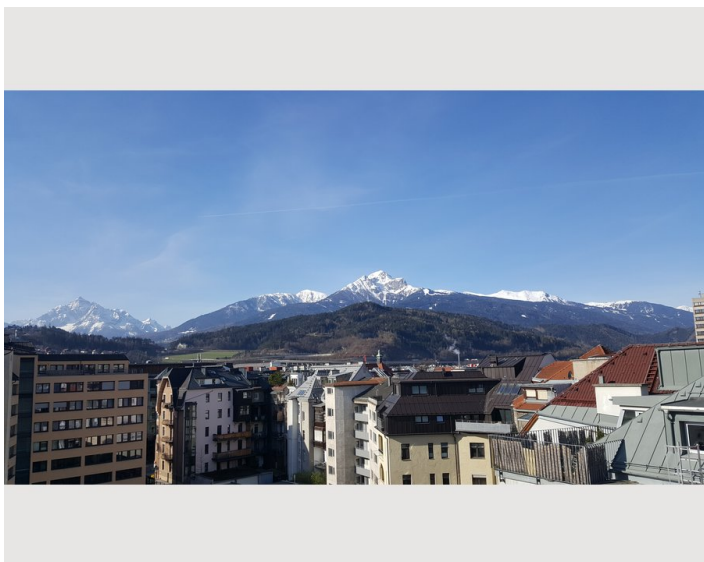
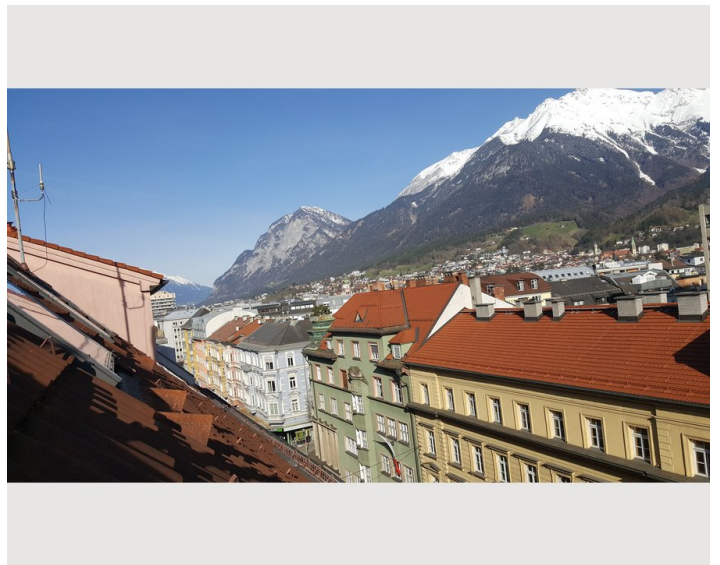
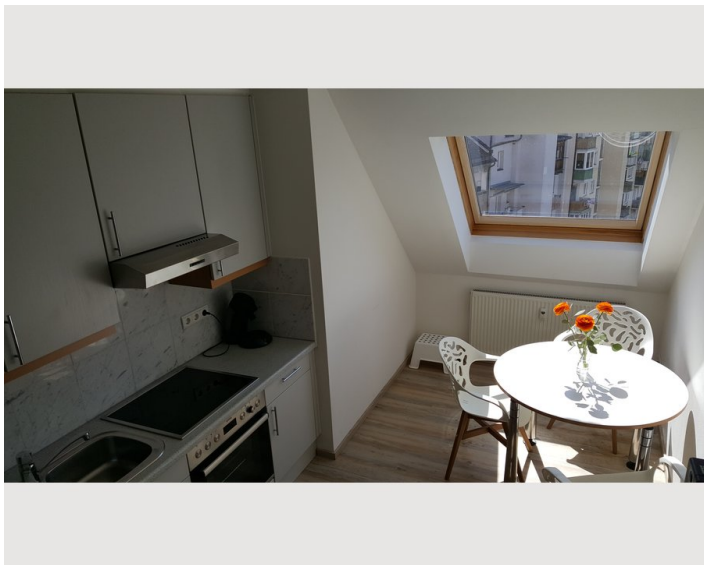
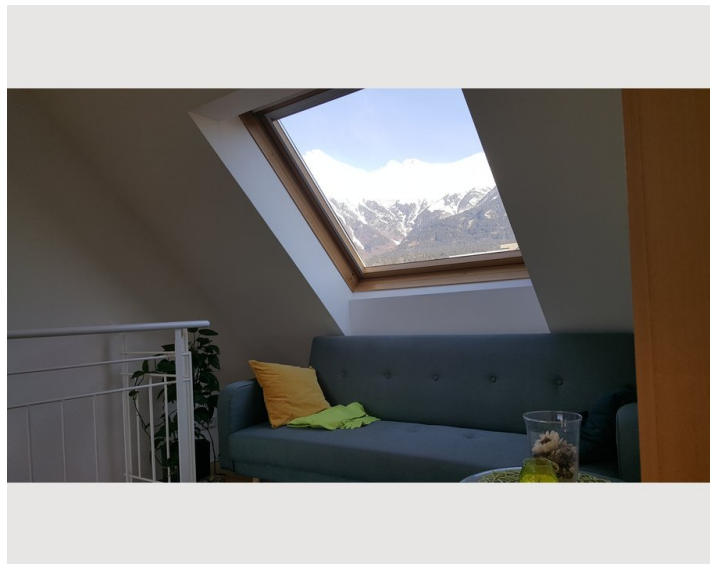
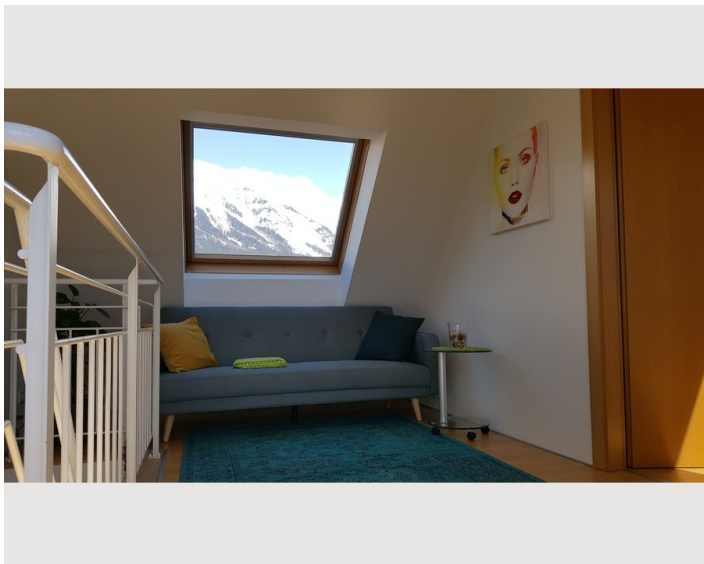
## Informations

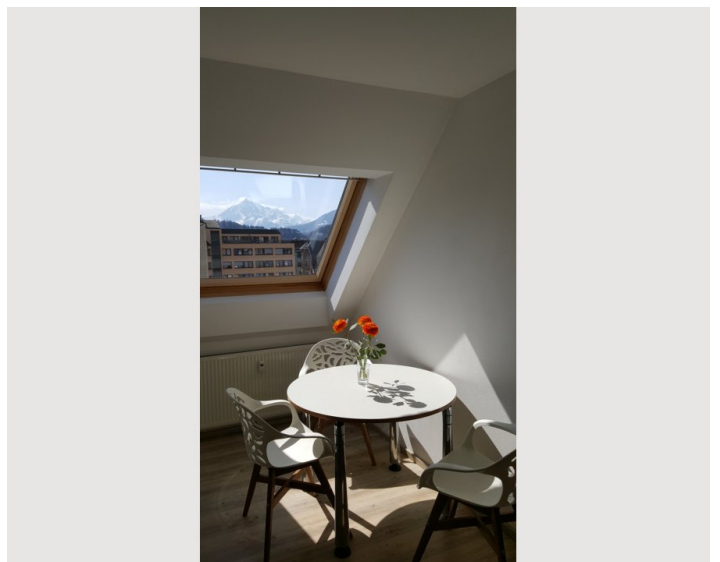
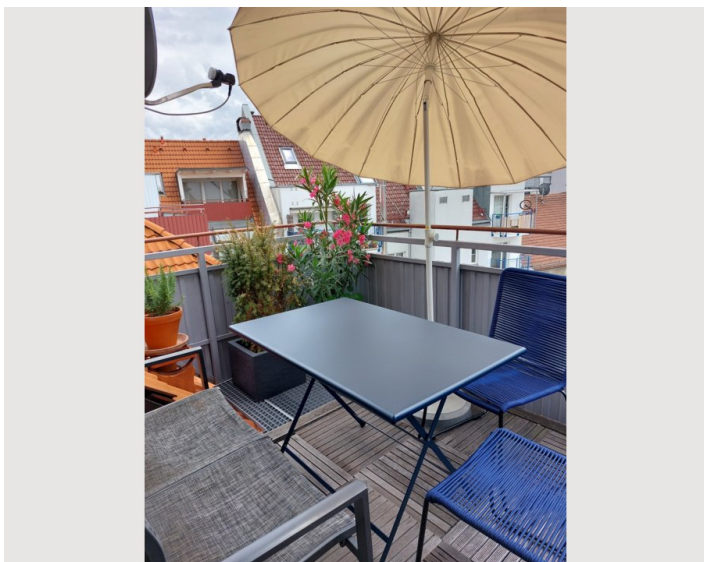
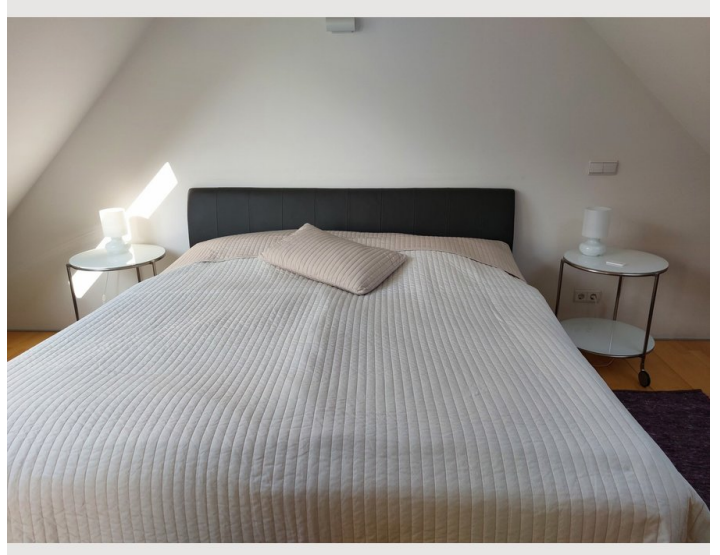
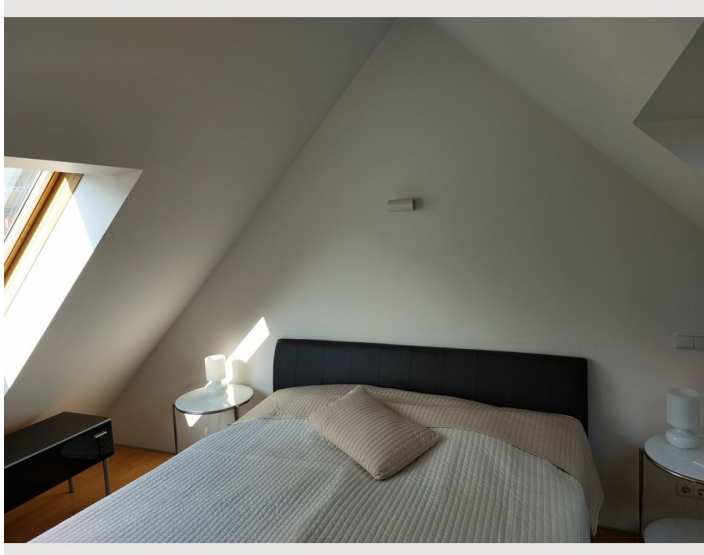
- Not suitable for children
- Short-term parking zone subject to a charge
- Pets forbidden
- Smoking not allowed
- Private entrance

## Picture gallery














### Infrastructure

 140 m

 9 min by cab, 18 by public transport

 140 m

 ground floor of the house

 3 to 7 minutes walking

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At the train station there is a grocery store that is even open on Sundays, a pharmacy, a drugstore, a bookstore, several bakeries and fast-food restaurants.

The post office is located across the street from the house.

The downtown shopping streets can be reached on foot in 5 minutes.

The city's parks such as the Hofgarten or Rapoldipark can each be reached in about 10 minutes on foot.

The oldest municipal bathing establishment is located 50 meters away. This offers relaxing sauna enjoyment in a special ambience.

All surrounding leisure time destinations can be reached quickly by bike or public transport. Innsbruck and the surrounding areas offer an inexhaustible range of alternatives for nature lovers and sports enthusiasts.



Location

