



3 ROOM APARTMENT, 1210 VIENNA

## Bright, cosy apartment

Object number: WEQG1

[View and rent online](#)

<b>Period</b>	28/06/ - 28/07/2025
<b>Number of persons</b>	2
<b>Total</b> incl. VAT.	€ 1.337,10
Security deposit	€ 1.000,00

Bright, comfortably furnished and spacious 80m<sup>2</sup> apartment with balcony in a courtyard in a quiet residential area with good transport links. 2nd floor (without lift), only 3-5 minutes' walk from the S-Bahn. Supermarket within 5 minutes' walk.



### Living space

80m<sup>2</sup>



### Maximum occupancy

3 Persons



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

1 private bathroom 1 Separated bedroom 1 Living-Sleepingroom



### 2. floor



### Check-in

16:00 - 22:00 Clock



### Check-out

08:00 - 13:00 Clock

## Sleeping options

### Sleeping room



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



1x Children/baby bed

### Living and sleeping



1x Sofa bed (1 person)

## **Descripton of accommodation**

Charming 80m<sup>2</sup> apartment in Vienna with balcony and quiet location

Bright, spacious and comfortably furnished apartment in a quiet residential area in the 21st district with good transport links. The apartment offers everything you need for a comfortable stay:

Large, well-equipped kitchen-diner: perfect for your culinary creations, with direct access to the balcony, which offers a beautiful view of the quiet courtyard.

Spacious living room: bright and welcoming ambience with a large, comfortable couch and a view of the courtyard – ideal for relaxing after a long day.

Bedroom with walk-in closet: plenty of storage space for your clothes and a large double bed for restful nights.

Study: equipped with a desk for productive hours and an additional sofa bed.

Bathroom: With a bathtub and shower for your well-being, plus a separate toilet.

Large entrance hall: Beautiful entrance with shoe cabinet, coat rack and mirrors.

Storage room: Offers plenty of additional storage space including an ironing board, iron and drying rack, as well as cleaning utensils.

A shared laundry room with washing machine and dryer is located in the basement of the building.

It is possible to park bicycles in the courtyard or in the basement (accessible via steps).

The apartment's quiet location makes it an ideal retreat. The S3 suburban railway line is about 3-5 minutes' walk away and provides a good connection to the public transport network. A bus stop is in the immediate vicinity, the tram station is about a 10-12 minute walk away. A well-stocked small supermarket is about 5 minutes' walk away. In the wider area, there are two smaller shopping centres (Trillerpark - approx. 5 minutes by car) and the SCN (approx. 10 minutes by car).

## Equipment & Features



### Basic equipment

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



### First supply

- Toilet paper
- Soap
- shampoo
- Nespresso capsules



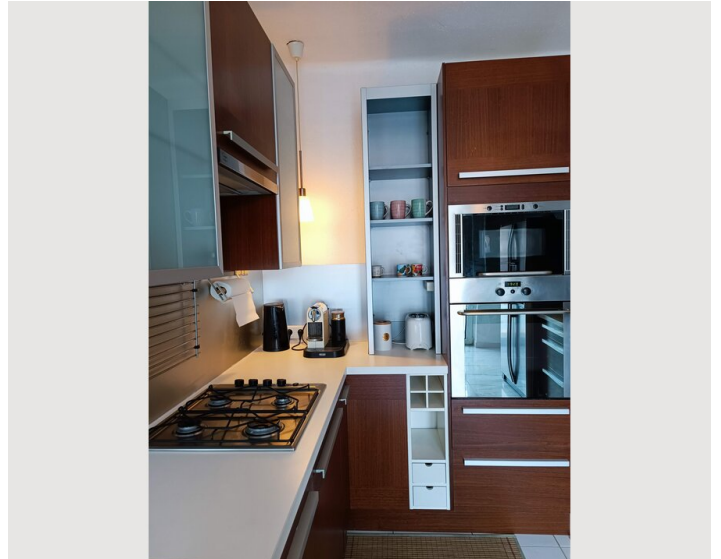
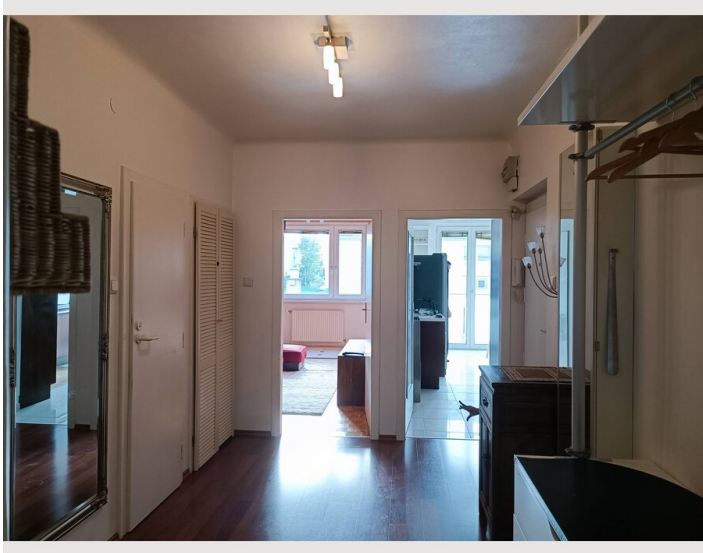
### Kitchen

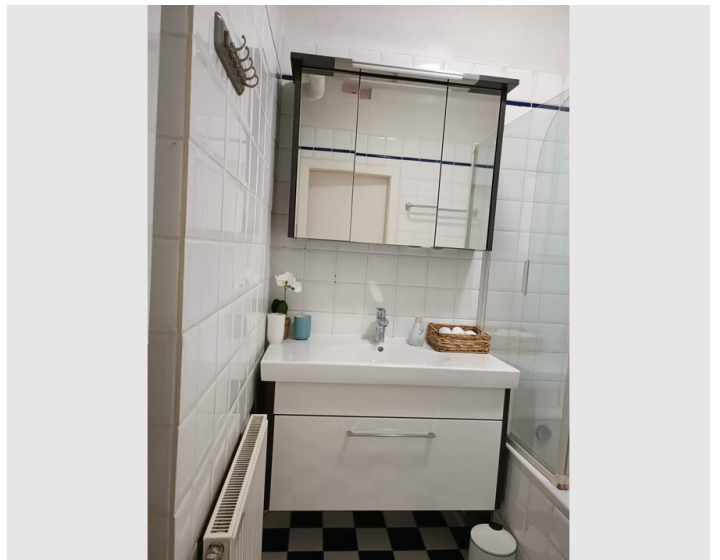
- Private kitchen
- Glasses/Tableware
- Dishwasher
- Cooking utensils
- Espresso machine
- Microwave

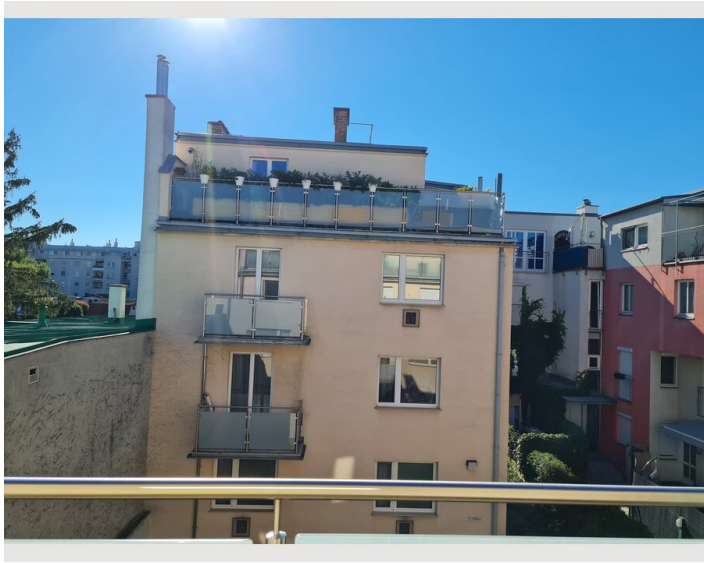
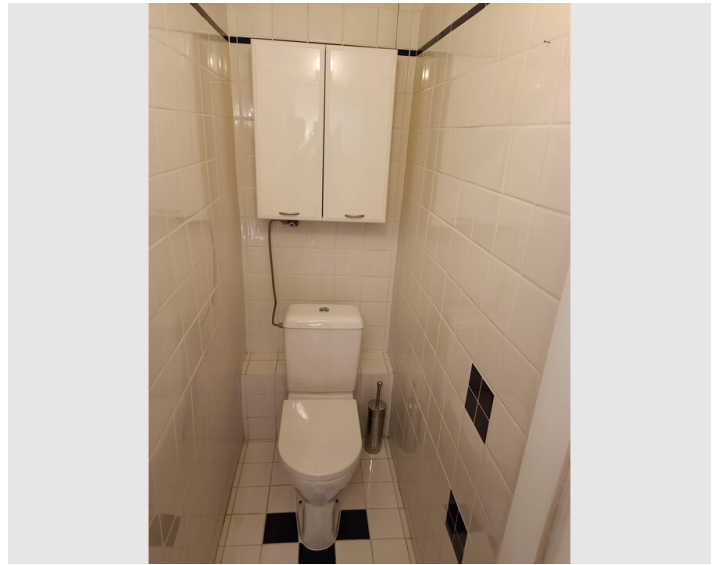
## Informations

- Suitable for children
- Short-term parking zone subject to a charge
- Pets forbidden
- Smoking not allowed
- Desk/Workplace


## Picture gallery









## Infrastructure

 Line 36A, in the immediate neighbourhood

 Billa, cca. 5 minutes on foot

 City rail, line 3, 3-5 minutes on foot

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The apartment is located in a quiet residential area with good transport links.

Public transport:

Nearest S-Bahn station: S3, Jedlersdorf station

Approx. 3-5 minutes' walk from the house entrance, turn left and walk straight ahead to the S-Bahn underpass

Nearest bus station: 36A,

Approx. 1-2 minutes' walk

Nearest tram station: 26

Approx. 10-12 minute walk

Parking:

Short-stay parking zone in all of Vienna from 9:00 a.m. to 10:00 p.m. Monday through Friday, weekends without fees

Nearest parking garage: Trillerpark, approx. 12-minute walk; 3 hours of free parking

Local supply:

Food:

Nearest supermarket: Billa, about 10 minutes' walk

On Sunday: petrol station shop Spar at Krankenhaus Nord

Nearest pharmacies: in the Shopping Center SCN, approx. 15 minutes on foot/approx. 10 minutes by car/1 rapid transit station or Trillerpark, 12 minutes on foot/5 minutes by car/2 bus stops

Shopping centres

Shopping Center Nord, Trillerpark

Restaurants/Cafes within walking distance:

- Grillhaus Kadlez Hopfengasse 8, approx. 5 minutes' walk
- Shopping Center Nord: Kyoto Asian/Japanese; Taco Mexican, various cafes and bakeries
- Pragerstraße approx. 15 minutes' walk: Schnitzelhaus, Edo Kitchen (Asian), Eiscafe Benner (March-October)

21st district, Floridsdorf, is a diverse and green residential area that is particularly popular with families and people who want to live in a quieter area that is still close to the city. It is located in the north of Vienna and has developed over the years from a rather rural area to an increasingly urban and well-connected district.

Nevertheless, Floridsdorf still offers many natural recreational areas and a certain village charm, which makes it attractive for most people.

## Location

