

STUDIO APARTMENT, 1090 VIENNA

Quiet city oasis in the central 9th district

Object number: OOEP1

View and rent online

Bright 1-room flat on the 1st floor with lift, centrally located in Vienna's 9th district. Quiet location thanks to courtyard view. Perfect for short-term rentals: fully furnished, close to underground & tram. Ideal for business travellers!

Period	18/11/ - 18/12/2026
Number of persons	2
Total incl. VAT.	€ 1.860,68
Security deposit	€ 1.400,00

Living space
39m²

Maximum occupancy
2 Persons

Complete accommodation
1 Private bathroom 1 Living-Sleepingroom

1. floor
Elevator available

Check-in
15:00 - 23:00 Clock

Check-out
05:00 - 10:00 Clock

Sleeping options

Living & Sleeping



2x Single bed

Descripiton of accommodation

This charming 1-room flat on the 1st floor with lift combines urban comfort with absolute tranquillity. It faces the inner courtyard, allowing you to enjoy relaxed peace and quiet despite living in the centre of the lively 9th district. The fully furnished flat is perfect for short-term tenants.

The centrepiece is a cleverly designed living room/bedroom with built-in furniture. These not only offer plenty of storage space, but also accommodate two separate folding beds - ideal for flexible sleeping arrangements and optimum comfort.

The well-equipped kitchen invites you to cook, while the modern bathroom with bathtub and toilet creates a cosy atmosphere. Thanks to the central location, shops, restaurants and public transport (underground, tram) are right on the doorstep or can be reached in just a few minutes.

Perfect for business and city travellers looking for quiet, practical accommodation - your ideal retreat in Vienna!

Equipment & Features

Basic equipment

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

First supply

- Toilet paper
- Soap
- shampoo

Kitchen

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

Informations

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

Picture gallery





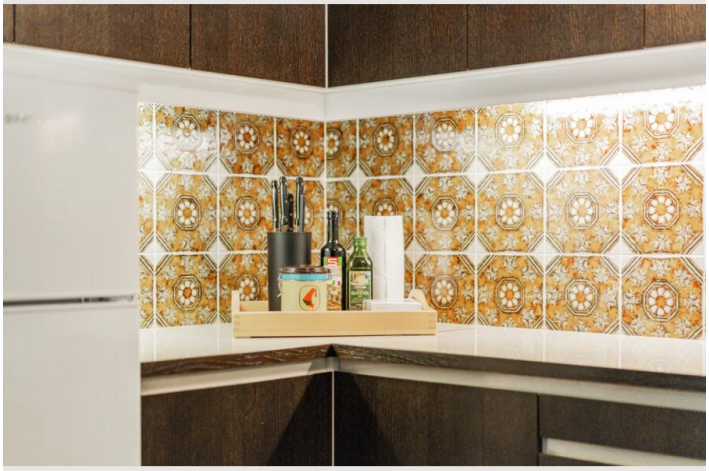












Infrastructure

Billa, Hofer, Spar Gourmet, Bipa

The close-by infrastructure offers excellent connections to public and private transport:

Public transport:
- Underground: The station Nußdorfer Straße (U6) is only a few minutes' walk away and offers fast connections to the west, south and centre of Vienna.
- Tram: The lines 5, 33, 37, 38 and D stop in the immediate vicinity and take you directly to the city centre, the Prater or the Grinzing district.
- Bus: Several bus lines offer additional flexibility and also cover more distant destinations in the neighbourhood.

Train:
- The nearby Spittelau railway station (approx. 10 minutes on foot) offers connections to the U4 underground line and regional trains. This is ideal for commuters and travellers.

Car:
- The central location provides good access to Vienna's main roads, such as the Gürtelstraße and the A22 (Danube motorway). However, parking options are limited by short-term parking zones, residents' car parks are available.

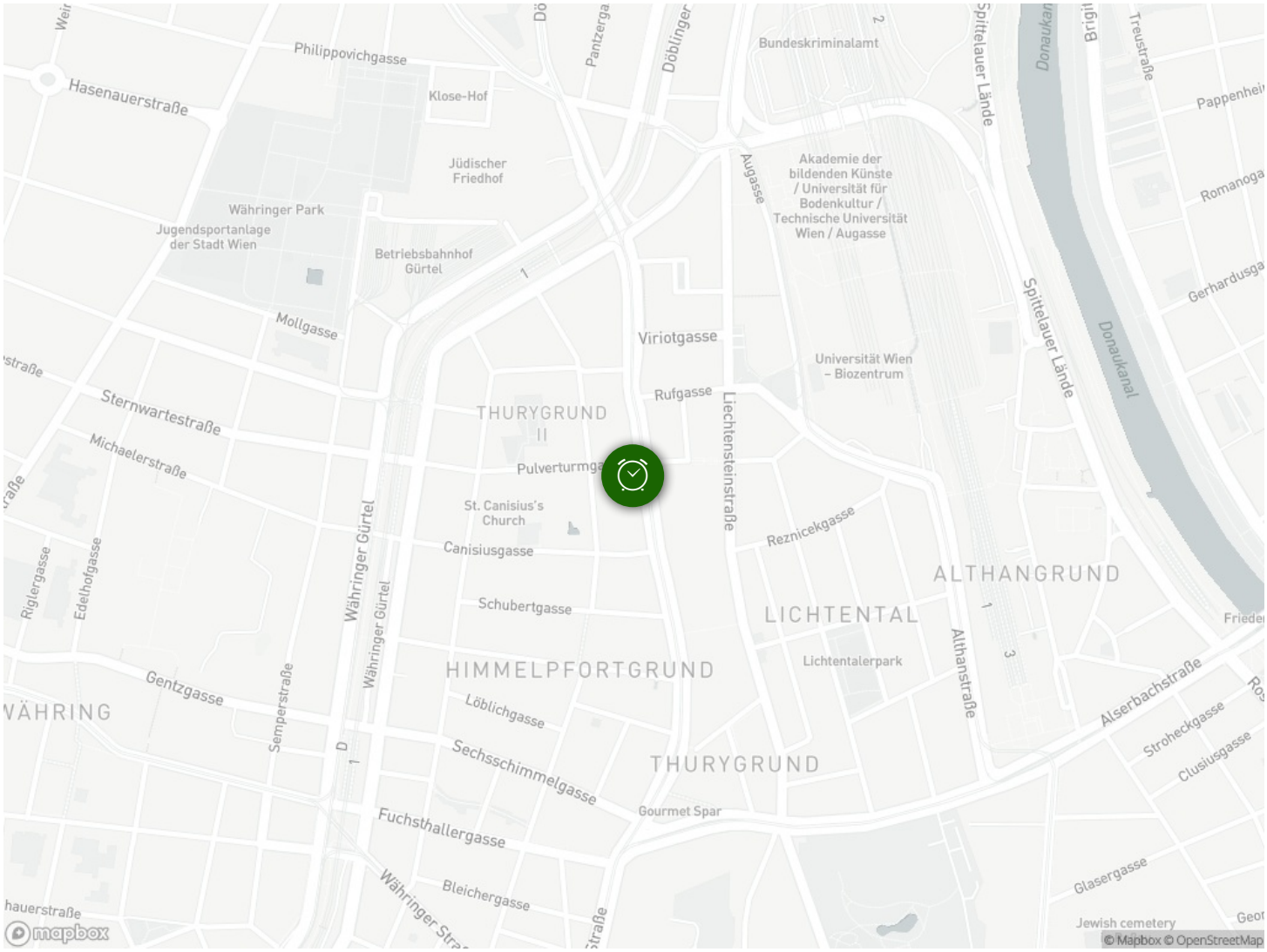
Airport:
- Vienna-Schwechat Airport can be reached by public transport in approx. 40-50 minutes. From Handelskai or Floridsdorf there is a connection via S-Bahn and CAT (City Airport Train) via Wien Mitte.

Local amenities:
- Numerous supermarkets, pharmacies, restaurants and cafés are located in the immediate vicinity. Alserbachstraße and the nearby shopping street Währinger Straße offer a wide range of shopping opportunities. Due to the proximity to the general hospital (AKH), there are also numerous registered doctors and private clinics in the immediate vicinity.

Leisure:
- The nearby Danube Canal promenade and the Türkenschanzpark invite you to enjoy leisure activities and relaxation.

With this infrastructure, you are ideally connected, whether you are travelling in Vienna or want to go on trips to other regions!

Location


Philippovichgasse
Hasenauerstraße
Klose-Hof
Jüdischer Friedhof
Währinger Park
Jugendsportanlage der Stadt Wien
Betriebsbahnhof Gürtel
Mollgasse
Sternwartestraße
Michaelerstraße
Riglergasse
Edelhofgasse
Währinger Gürtel
Semperstraße
Gentzgasse
WÄHRING
Löblichgasse
Sechsschimmelgasse
Fuchsthallergasse
Bleichergasse
Währinger Straße
Pulverturmgasse
St. Canisius's Church
Canisiusgasse
Schubertgasse
HIMMELPFORTGRUND
THURYGRUND
Viriotgasse
Rufgasse
Liechtensteinstraße
Augasse
Akademie der bildenden Künste / Universität für Bodenkultur / Technische Universität Wien / Augasse
Universität Wien – Biozentrum
Bundeskriminalamt
Spittelauer Lände
Donaukanal
Reznicekgasse
ALTHANGRUND
LICHTENTAL
Lichtentalerpark
Althanstraße
Alserbachstraße
Stroheckgasse
Clusiusgasse
Glasergasse
Jewish cemetery
Gourmet Spar
Döblinger
Pantzergasse
Treustraße
Romanogasse
Gerhardusgasse
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