



2 ROOM APARTMENT, 2352 GUMPOLDSKIRCHEN

## Maisonette apartment 30 minutes south of Vienna

Object number: YJIR1

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Cozy maisonette apartment (two floors) combines relaxation and proximity to the city. The courtyard is shielded from the street, offering privacy for peaceful moments. The S-Bahn takes you to Vienna in just 30 minutes.

<b>Period</b>	17/05/ - 17/06/2026
<b>Number of persons</b>	2
<b>Total incl. VAT.</b>	€ 2.961,55
<b>Security deposit</b>	€ 2.200,00



### Living space

80m<sup>2</sup>



### Maximum occupancy

4 Persons



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

2 Private bathrooms 1 Separated bedroom 1 Living-Sleepingroom



### 1. floor



### Check-in

08:45 - 21:00 Clock



### Check-out

09:00 - 12:46 Clock

## Sleeping options

### Sleeping room



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

### Living & Sleeping



1x Sofa bed (2 persons)

## Descripton of accommodation

The apartment is located on the first floor and extends over two levels. The lower level features a spacious living area with a sofa bed, dining table, TV corner, and kitchen, as well as access to the shared balcony. On the upper floor, you'll find a bedroom with a stunning view, a second bathroom, and a work desk.

## Equipment & Features

### **Basic equipment**

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

### **Fireplace**

- Charcoal grill
- 

### **First supply**

- Toilet paper
  - Soap
  - shampoo
- 

### **Kitchen**

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

## Informations

- Suitable for construction workers
- Desk/Workplace
- Pets on request
- Bicycle room free of charge
- Free short-term parking zone
- Private entrance
- Regular cleaning at extra cost

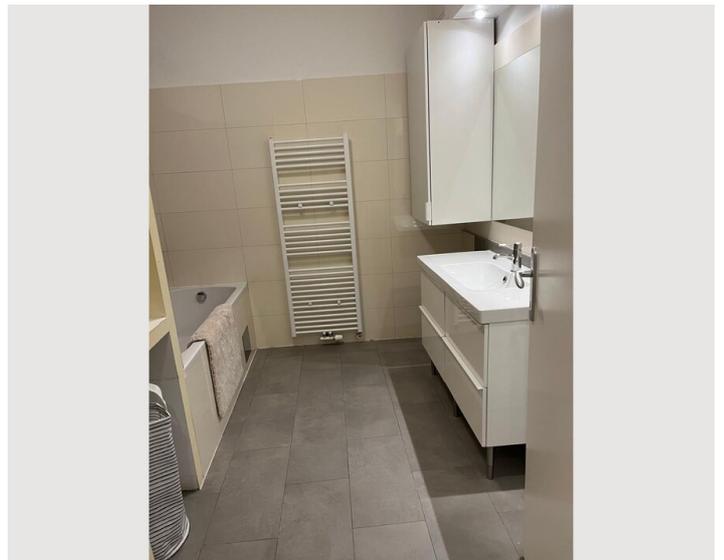
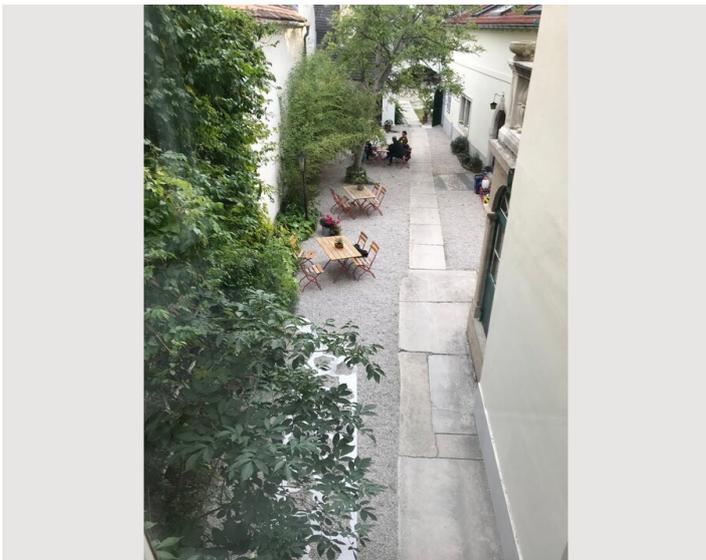
## Additional services

- Lunch (€ 500,00)

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

## Picture gallery





## Infrastructure

 Train Station Gumpoldskirchen 10 minutes by feet

The supermarket Billa is located 1 km away. The accommodation is situated in Gumpoldskirchen, 5.7 km from Kurpark, 5.9 km from Casino Baden, and 6.1 km from Römertherme. It offers garden views and free Wi-Fi throughout the property. Vienna Main Train Station is 22 km away, while Schönbrunn Palace is also 22 km from the accommodation. The nearest airport is Vienna International Airport (Schwechat), located 28 km away.

## Location

