

2 ROOM APARTMENT, 1170 VIENNA

First occupancy after general refurbishment! TWO roof terraces! Near U6 Alser Straße! Close to AKH! Eight minutes to Mariahilfer Straße! In 15 minutes in the center!

Object number: STUQ2

View and rent online

First occupancy after general refurbishment! TWO roof terraces! Near U6 Alser Straße! Close to AKH! Eight minutes to Mariahilfer Straße! In 15 minutes in the center! Running costs (operating costs, hot water, heating, electricity, TV, WiFi) included!

Period	25/11/ - 25/12/2026
Number of persons	2
Total incl. VAT.	€ 1.754,07
Security deposit	€ 1.400,00

Living space
60m²

4. floor
Elevator available

Maximum occupancy
3 Persons

Check-in
08:00 - 20:00 Clock

Complete accommodation
1 Private bathroom 1 Separated bedroom 1 Living-Sleepingroom

Check-out
08:00 - 20:00 Clock

Sleeping options

Sleeping room

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

Living & Sleeping

1x Sofa bed (1 person)

1x Sofa bed (2 persons)

Descripiton of accommodation

This friendly terrace apartment is located on the top floor of a well-maintained new building and has just been completely renovated. There is an elevator.

- Floors new (tiles, parquet)
- New Kitchen
- Bathroom new
- WC new
- Freshly painted

The apartment is divided into an entrance hall, storage room, WC, bathroom, kitchen, living room and bedroom. Both living room and bedroom have their own terrace.

Parquet flooring has been laid in the living room and bedroom.
The bathroom, WC and entrance hall are tiled to a high standard.

In the south-facing living room there is a dining area with an elegant glass table, as well as a comfortable couch with a reading area, which can also be used as a bed. The living room is also equipped with a sideboard, two wall units, a coffee table and a cable TV set.

The spacious bedroom faces the quiet inner courtyard and has a large built-in wardrobe with plenty of storage space as well as a workstation with a desk.
Sufficient bed linen is provided.

The new kitchen is equipped with all appliances:
- Electric stove
- Ceramic hob
- Extractor fan
- Fridge/freezer combination
- Dishwasher
- Microwave
- Nespresso coffee machine
- Electric kettle

The kitchen is also equipped with crockery, cutlery, glasses, cups and cookware.

The bathroom has a bathtub, a shower screen, a towel dryer and a washing machine. Further equipment includes a mirror cabinet, a hairdryer and a vanity unit for sufficient storage space as well as several sets of towels.

Additional equipment includes a vacuum cleaner, iron, ironing board and a laundry rack.
There is a comfortable lounge set and a parasol on the sun terrace.

All running costs, such as operating costs, hot water, heating, electricity, TV and WiFi are included in the rent.
The property impresses with its intelligent room layout, fabulous infrastructure and excellent public transport connections.
In the immediate vicinity you will find restaurants, cafés, bars, supermarkets, banks, pharmacies and shops for everyday needs.

The AKH can be reached in ten minutes on foot or in six minutes by subway.
In three minutes you are at the U6 station “Alser Straße”.
From there you are connected to the convenient Viennese subway network and can reach
Vienna’s most famous shopping street “Mariahilfer Straße” in five minutes.
Another five minutes on the subway will take you to the first district - the center of Vienna.
With tram line 43 you can reach Neuwaldegg in twelve minutes,
a classic Viennese Heurigen (wine tavern) area.

I look forward to meeting you in person to hand over the keys
and wish you a pleasant stay!

Equipment & Features

Basic equipment

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

First supply

- Toilet paper
- Soap
- Fridge filling on request
- shampoo
- Nespresso capsules

Kitchen

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

Informations

- Smoking not allowed
- Private entrance
- Desk/Workplace
- Bicycle room free of charge

Additional services

- free use of a bicycle (€ 0,00)

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

Picture gallery







































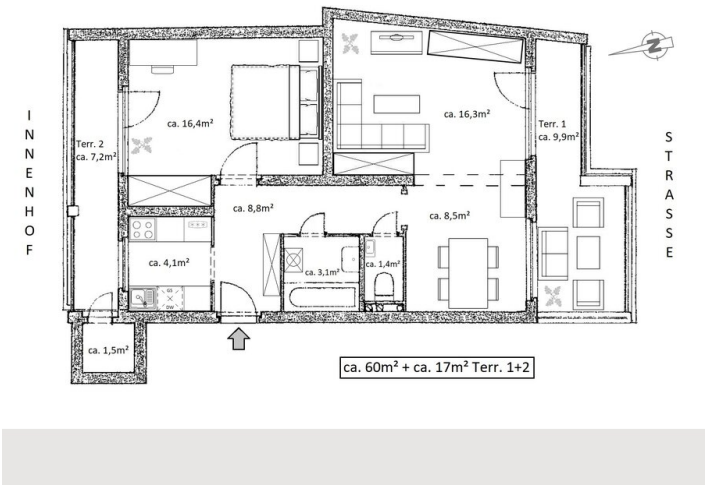

Infrastructure

- U6 Station Alser Straße in three minutes on foot
- Supermarket in one minute on foot
- The first district is approx. 2.7km away
- Vienna International Airport 45 minutes by public transportation
- Pharmacy within a minute's walk

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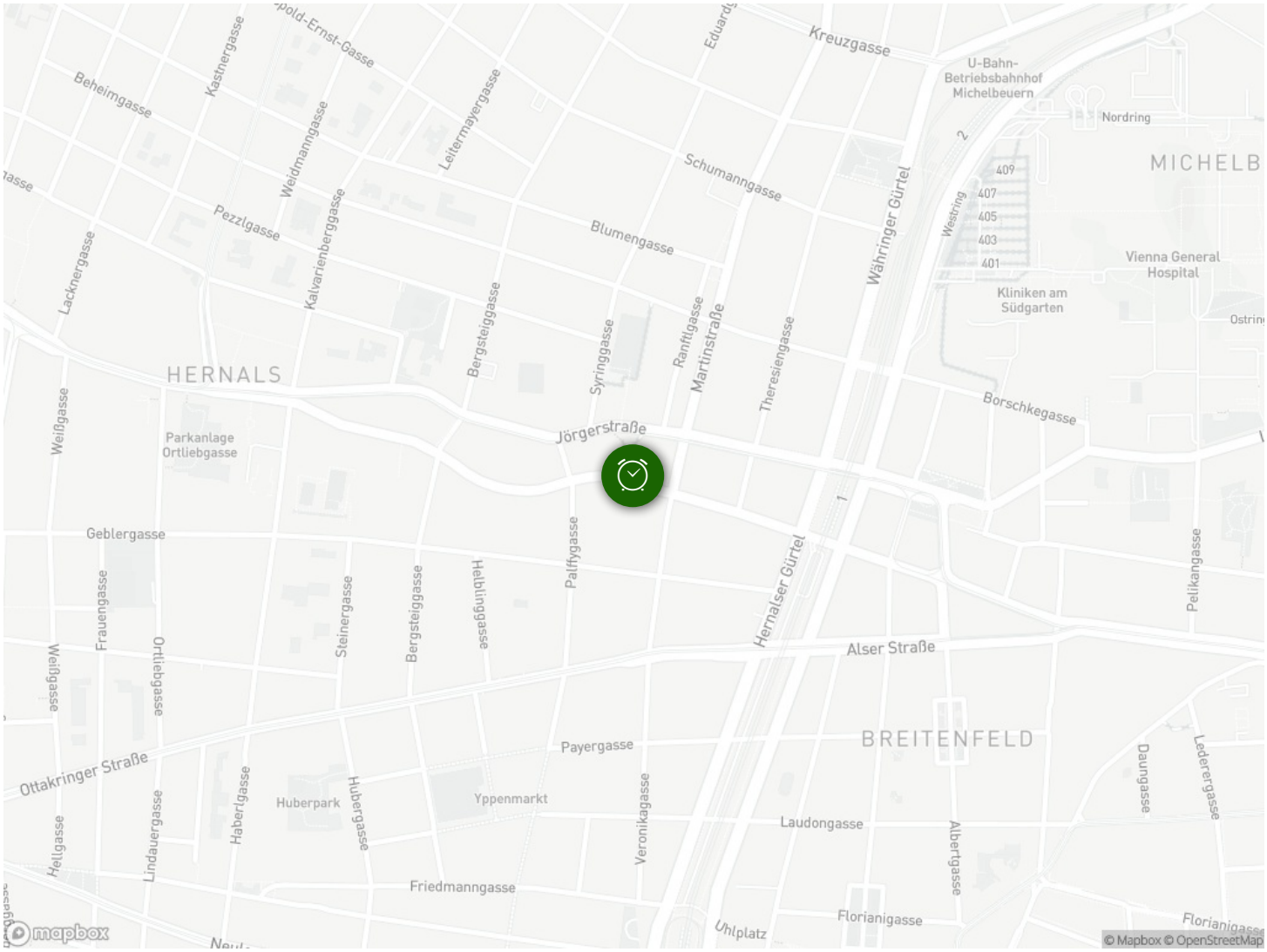
Location



Kreuzgasse
U-Bahn-Betriebsbahnhof Michelbeuern
Nordring
MICHELB
Beheimgasse
Kastnergasse
Leitermayergasse
Weidmanngasse
Schumanngasse
Pezzlgasse
Blumengasse
Kalvarienberggasse
Lacknergasse
Bergsteiggasse
Syringgasse
Ranftlgasse
Martinstraße
Theresiengasse
Währinger Gürtel
Westring
409
407
405
403
401
Vienna General Hospital
Kliniken am Südgarten
HERNALS
Weißgasse
Parkanlage Ortliebgasse
Jörgerstraße
Borschkegasse
Geblergasse
Palffygasse
Hernalser Gürtel
Pelikangasse
Frauengasse
Ortliebgasse
Steinergasse
Bergsteiggasse
Helblinggasse
Alser Straße
Weißgasse
BREITENFELD
Payergasse
Ottakringer Straße
Huberpark
Yppenmarkt
Haberlgasse
Hubergasse
Veronikagasse
Laudongasse
Albertgasse
Daungasse
Lederergasse
Hellgasse
Lindauergasse
Friedmanngasse
Uhlplatz
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