

2 ROOM APARTMENT, 1140 VIENNA

Bright & quiet 2-room apartment with balcony

Object number: SJHS1

View and rent online

Period	18/11/ - 18/12/2026
Number of persons	2
Total incl. VAT.	€ 2.920,96
Security deposit	€ 2.100,00

Bright, colorful 2-room-apartment in the 14th district with bedroom, livingroom with kitchenette, office corner, bathroom, hallway and west facing balcony. 5th floor with large east, north & west facing windows and views of trees

Living space
47m²

Maximum occupancy
2 Persons

Complete accommodation
1 Private bathroom 1 Separated bedroom

5. floor
Elevator available

Check-in
10:00 - 18:00 Clock

Check-out
10:00 - 18:00 Clock

Sleeping options

Sleeping room



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

Descripiton of accommodation

The apartment is located on the 5th floor of a new building with a spacious elevator. The large windows are facing east and west, the smaller windows are north facing, so it stays cool in summer. The street is very quiet and you can sleep with open windows without being disturbed.
The living room has a fully equipped kitchenette with microwave and electric kettle. The kitchen window offers views directly into the large maple tree. The round dining table can seat 6 people!
The couch seats three and is equipped with lots of blankets and pillows, perfect to lie down on your own or sit with friends.
The living room also offers an office corner with a small desk, a large monitor (USB-C & HDMI) and an office chair. Three large glass doors look out onto the balcony of 6 sqm. In the afternoon the sun will fall into the room beautifully.
All windows also have shutters and curtains if you do want to shut out the sun.

The balcony faces west toward the courtyard and offers an outdoor couch and a small dining table for breakfast on the balcony. In spring some of the plants might start sprouting if they survived the winter. The flower boxes on the railing are perfect for growing kitchen herbs.

The bathroom is equipped with a bathtub with shower appliances and offers a small window. Towels and washingmachine can be used. In the mirror cabinet above the sink is lots of space. The heater is perfect for drying towels.

The bedroom offers a 180 cm bed with a medium firm mattress on one side and a softer one on the other. Until noon the sun will shine into the three large windows. Bedding and pillows are available, but no sheets (except for the mattress). The blackout curtains are perfect for undisturbed sleep.
The two drawers of the nightstand are empty. In the large wardrobe all shelves on the left side are empty, as well as three large drawers. The right side offers some room to hang clothes.
Hidden behind a curtain is a small storage area with all the cleaning utensils, two clothes drying racks, flatiron & ironingboard.

In the hallway the first four drawers in the wooden dresser are empty.

Internet is available as well as cozy lighting with lots of small mood lamps.

Equipment & Features

Basic equipment

- Balcony
- Private washing machine
- Private toilet
- Iron & ironing board
- Internet/Wifi
- Towels
- Vacuum cleaner
- Cleaning utensils

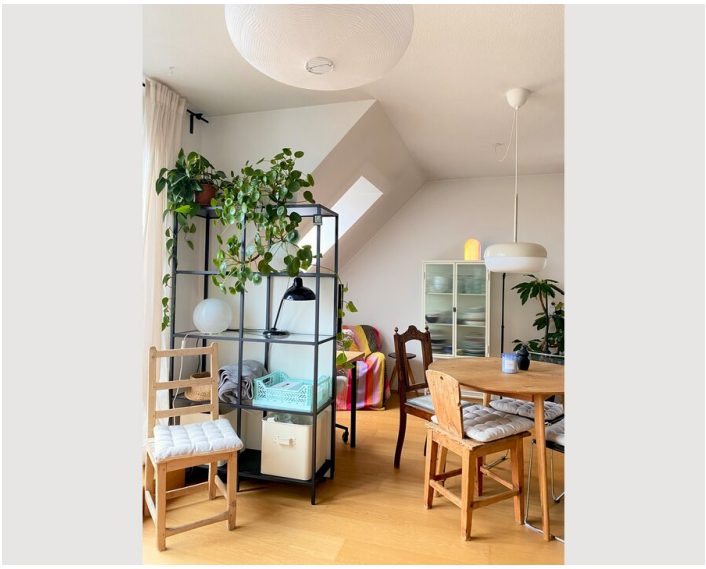
Kitchen

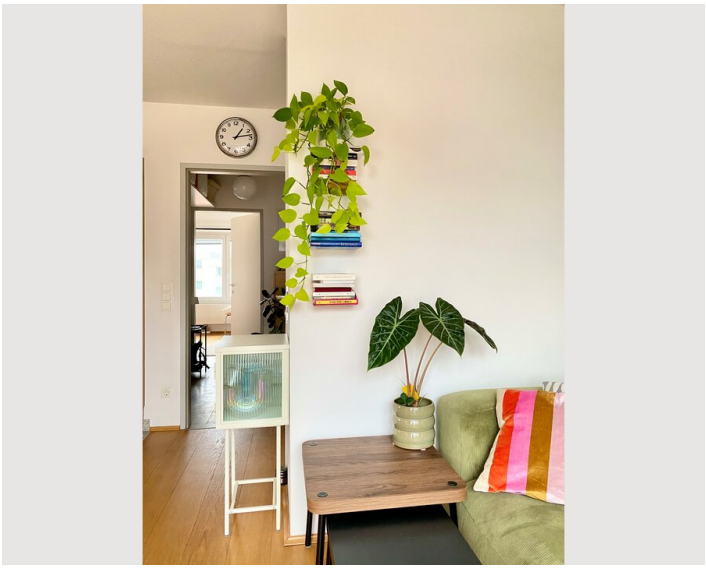
- Private kitchen
- Glasses/Tableware
- Dishwasher
- Cooking utensils
- Espresso machine
- Microwave

Informations

- Smoking not allowed
- Desk/Workplace
- Bicycle room free of charge
- Short-term parking zone subject to a charge
- Pets forbidden

Picture gallery

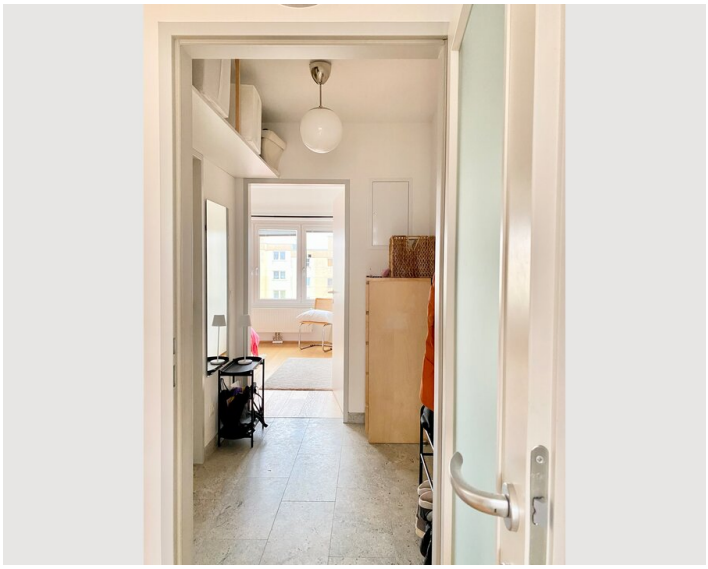


















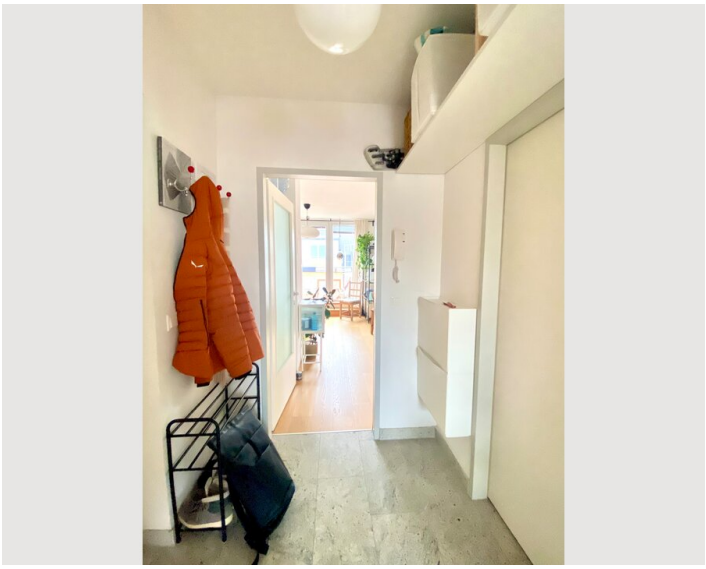










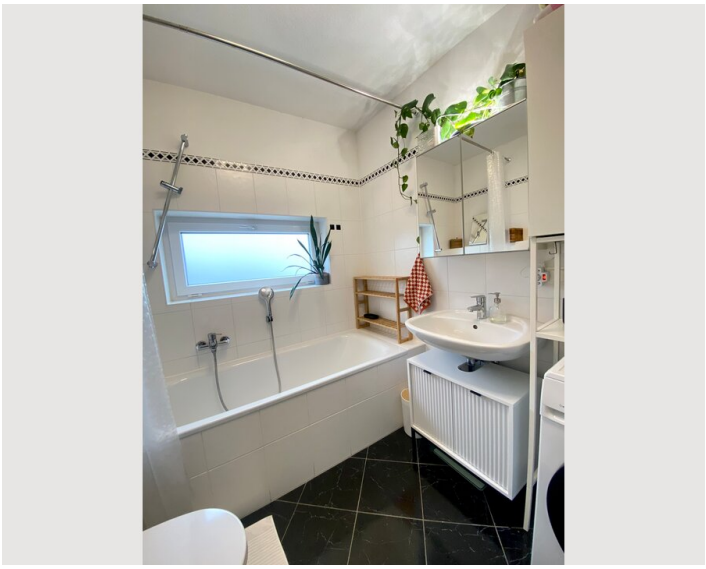


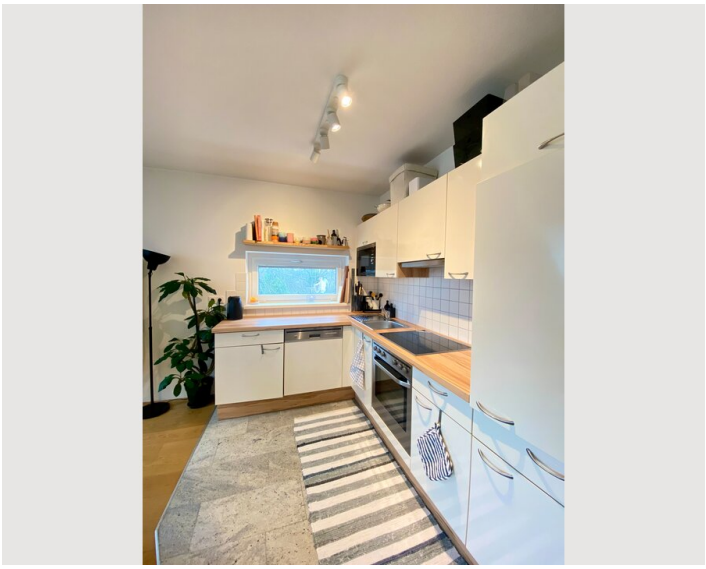


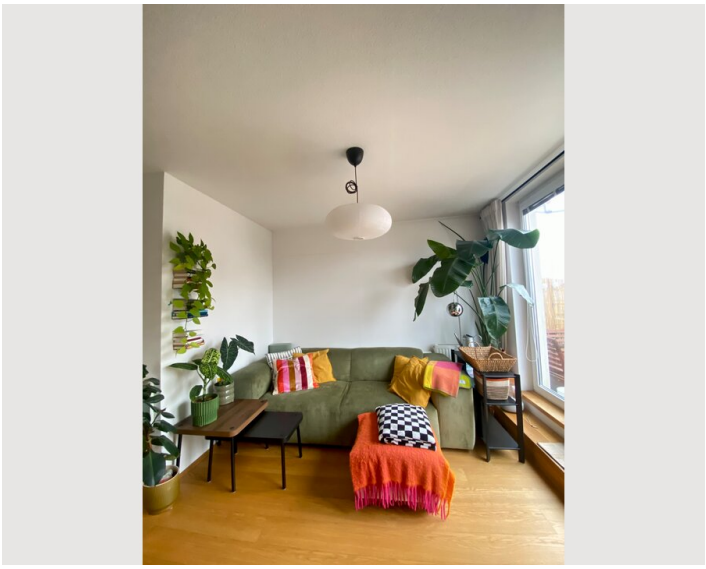


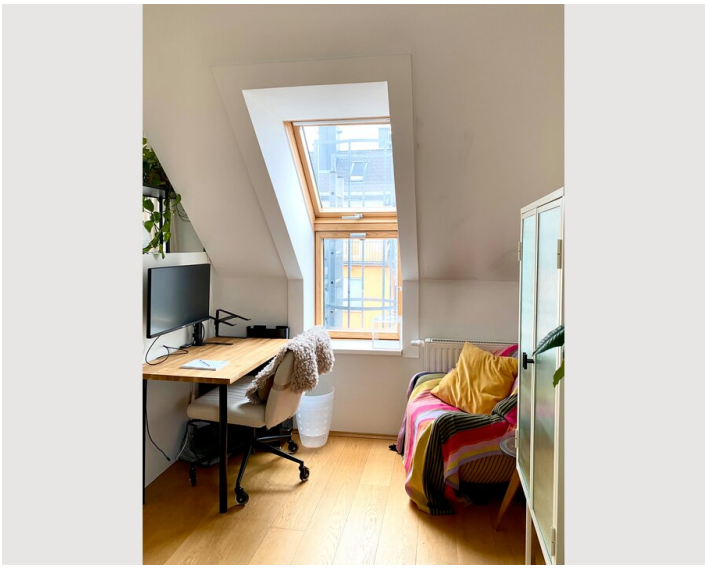






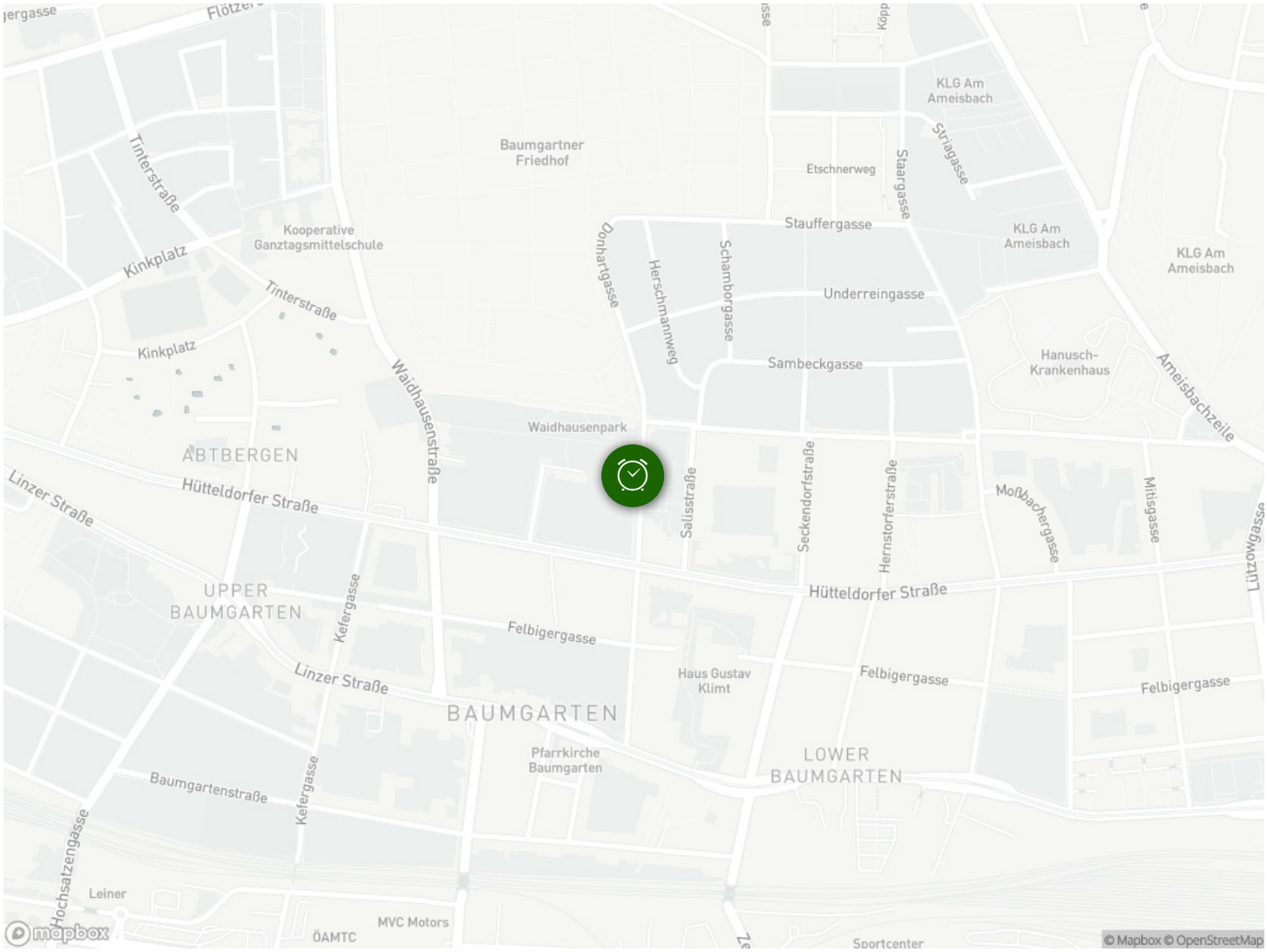








Location


Baumgartner Friedhof
Etschnerweg
KLG Am Ameisbach
Stauffergasse
Kooperative Ganztagsmittelschule
Tinterstraße
Kinkplatz
Underreingasse
Sambeckgasse
Hanusch-Krankenhaus
Waidhausenstraße
Waidhausenpark
ABTBERGEN
Linzer Straße
Hütteldorfer Straße
Salisstraße
Seckendorfstraße
Hernstorferstraße
Moßbachergasse
Mitisgasse
UPPER BAUMGARTEN
Kefergasse
Felbigergasse
Haus Gustav Klimt
BAUMGARTEN
Pfarrkirche Baumgarten
LOWER BAUMGARTEN
Baumgartenstraße
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