

2 ZIMMER WOHNUNG, 1200 VIENNA

## Bright and cozy 2-BEDROOM APARTMENT (63m<sup>2</sup>) with a balcony in the 20th district for SHORT-TERM RENTAL (MAY + JUNE 2025)

Object number: JNGC1

[View and rent online](#)

Bright and cozy 2-BEDROOM APARTMENT (63m<sup>2</sup>) with a balcony in the 20th district for SHORT TERM RENTAL for 2 month (End of April - Beginning/Mid July 2025)

<b>Period</b>	15/05/ - 15/06/2025
<b>Number of persons</b>	2
<b>Total incl. VAT.</b>	€ 1.623,49
Security deposit	€ 1.100,00



### Living space

63m<sup>2</sup>



### Maximum occupancy

4 Persons



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

1 private bathroom 2 Shared bedrooms



### 1. floor

Elevator available



### Check-in

12:00 - 18:00 Clock



### Check-out

10:00 - 13:00 Clock

## Sleeping options

### Living and sleeping 1



1x Sofa bed (2 persons)

### Living and sleeping 2



1x Double bed (1,60 m x 2 m)

## Descripton of accommodation

Bright and cozy 2-BEDROOM APARTMENT (63m<sup>2</sup>) with a balcony in the 20th district for SHORT TERM RENATL (MAY + JUNE 2025)

Available: End of April and Beginning of July 2025 (28.04.2025 to max 11.07.2025)

APARTMENT DETAILS:

- Size: 63 m<sup>2</sup> living space + 12 m<sup>2</sup> north-facing balcony
- Heating: Infrared heating for a pleasant indoor climate, controllable via an app

FEATURES:

- Kitchen: Newly installed (less than 1 year old), modern, and fully equipped with a dishwasher and Miele washing machine
- Living Room: Bright, cozy living area with dining space, reading corner, sofa bed, Smart TV, and high-speed internet

- Bedroom: Double bed, walk-in wardrobe, and a workspace
- Storage Room: Plenty of storage space for shoes, bags, and more
- Bathroom: Includes toilet and bathtub
- 12 m<sup>2</sup> Balcony: North-facing with a peaceful atmosphere

INCLUDED IN RENT:

- Internet, electricity
- ORF contribution
- Operating costs

LOCATION:

The apartment is situated in a quiet and green area of the 20th district of Vienna, near U6 Dresdner Straße. Excellent public transport connections are available (U6 Dresdner Straße, tram lines 31, 33, 2; buses 5A and 5B), providing quick and easy access to all parts of the city.

HIGHLIGHTS:

- The north-facing balcony offers a relaxing retreat with a view of Kahlenberg.
- Large windows in every room ensure a bright and airy atmosphere.
- No neighbors directly across from the apartment provide additional privacy.

INTERESTED?

If you're interested, please send a short introduction along with your contact details. Viewings can be arranged by appointment.

## Equipment features



### Basic equipment

- Balcony
  - Music system/docking station
  - Private washing machine
  - Towels
  - Vacuum cleaner
  - Cleaning utensils
  - Internet/Wifi
  - TV
  - Bedclothes
  - Private toilet
  - Iron & ironing board
- 



### First supply

- Toilet paper
  - Soap
- 



### Kitchen

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

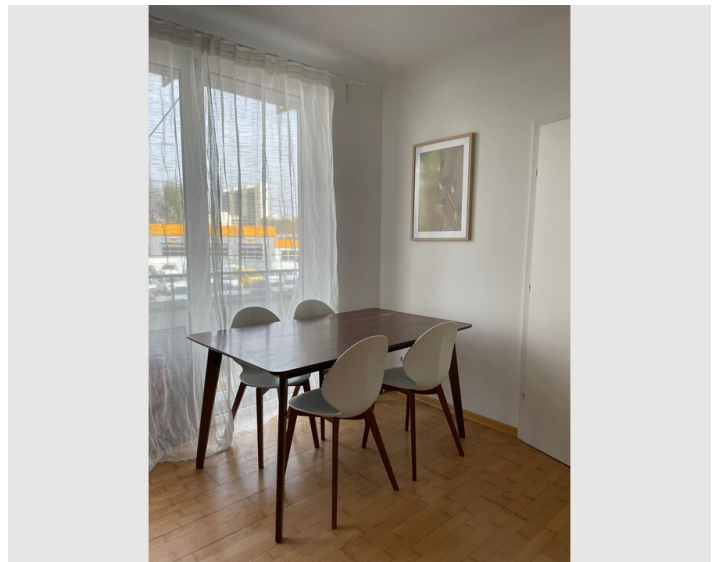
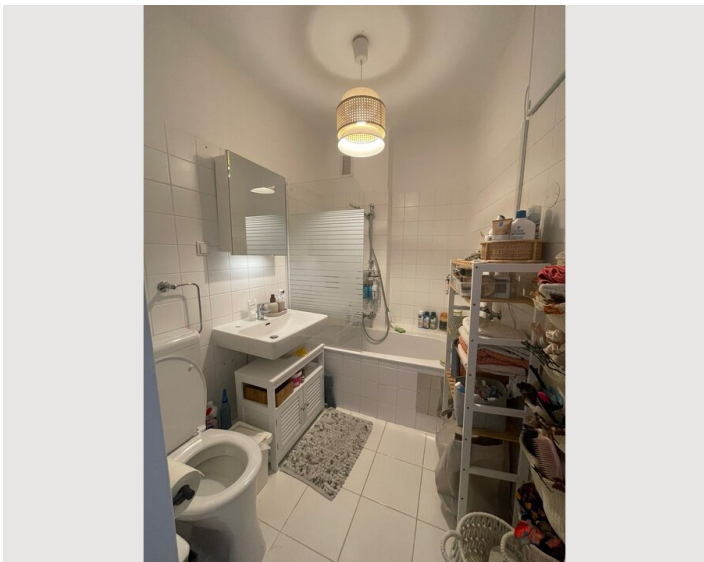
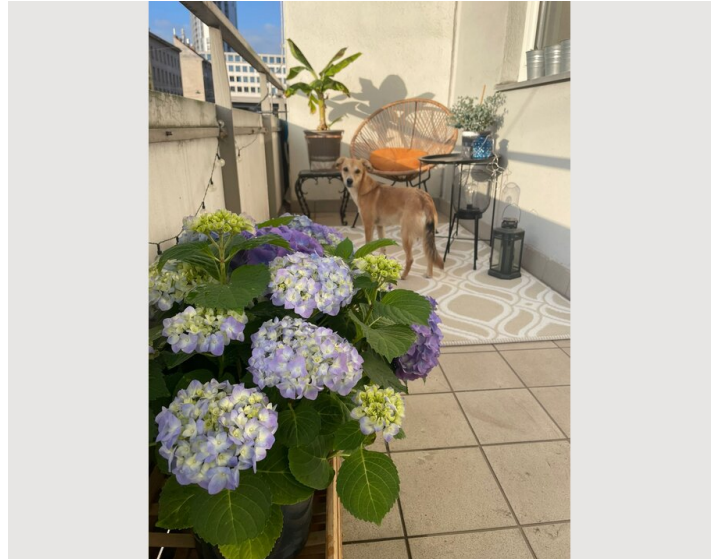
## Informations

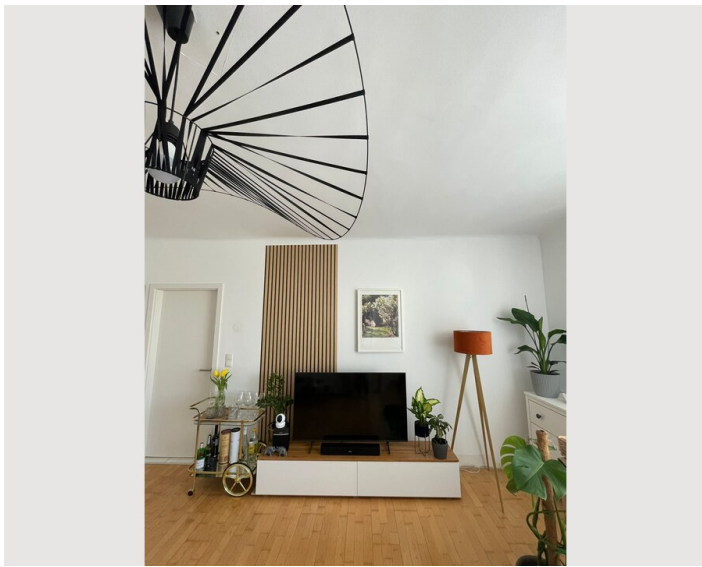
- Suitable for children
- Desk/Workplace
- Regular cleaning at extra cost
- Smoking allowed
- Private entrance

## Picture gallery












### Infrastructure

 Grocery store - Spar

 Grocery Store Hofer

 Metro U6, Bus 5A + 5B, Tram 2, 31 ,33

 Stephansdom is 5km far away

 S Bahn 7 Traisengasse which goes directly to the airport

---

Right next door is the Brigitta Passage, where you'll find the post office, Spar, DM, and many other shops. In close proximity, there's also a Hofer, as well as Billa and Bipa.

## Location

