

2 ROOM APARTMENT, 6020 INNSBRUCK

Peaceful oasis in the greenery - studio apartment

Object number: PRIH2

View and rent online

Period	23/11/ - 23/12/2026
Number of persons	2
Total incl. VAT.	€ 4.140,78
Security deposit	€ 3.100,00

Elegant 99 sqm apartment in Villa Marwa. Spacious living room with sofa, dining table, and views of the surrounding mountains, separate bedroom, fully equipped kitchen, large entrance hall, bathroom and separate toilet. Quiet yet central location in

Living space
99m²

Maximum occupancy
4 Persons

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

Ground floor

Check-in
15:00 - 20:00 Clock

Check-out
07:00 - 10:00 Clock

Sleeping options

Sleeping room



1x Double bed (2 m x 2 m)

Living & Sleeping



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

Descripiton of accommodation

This spacious ground-floor apartment in Villa Marwa offers approximately 99 square meters of refined living space and provides a stylish home away from home. The beautiful living room with views over the rooftops of the city features a large comfortable sofa, which can also be used as a full-size hotel-quality bed (180 x 200). The elegant dining table invites you to let your gaze wander across the surrounding mountain landscape. The separate bedroom offers a large, comfortable hotel-quality bed, TV and a small seating area with a carefully selected vintage chair, creating a warm and welcoming atmosphere. Large windows fill the rooms with natural light and create a seamless connection to the outdoors.

The generous, separate kitchen is fully equipped and offers plenty of space for cooking, dining and relaxing. The apartment is complemented by a modern bathroom with a separate toilet as well as a spacious entrance hall providing additional comfort and storage. A sunny terrace is also part of the apartment and invites you to start the day peacefully or unwind in the evening. Thanks to its east, south and west orientation, the apartment enjoys beautiful light from morning until evening.

The villa is located in a very quiet and green residential area in the sought-after district of Hötting, yet only a few minutes' walk from Innsbruck's historic city center and the famous Golden Roof. This exceptional location combines central living with privacy, tranquility and stunning views of the surrounding mountains. Guests also have access to the villa's large natural garden and additional terrace areas, offering a peaceful retreat in the heart of the city.

The apartment is ideal for short-term rentals of up to six months and is fully equipped with dishes, cookware, bed linen and towels. High-speed Wi-Fi is available throughout the villa, making it perfectly suited for home office or longer stays. A washing machine and dryer are available in the house and shared by two residential units. A private parking space can be provided on request for an additional fee (€ 190/month)

Thanks to the excellent infrastructure, supermarkets, doctors, pharmacies and public transportation are all within close proximity. Bus lines A and K are reachable within a few minutes on foot, and the historic city center is just a five-minute walk away.

This apartment is the ideal choice for guests seeking a comfortable, quiet and centrally located residence in Innsbruck for a limited period of time.

Unique selling points:
Short-term rental max. 6 months
Fully equipped: dishes, cookware, bed linens, towels
Interim cleaning available for a fee
Very quiet residential area
Historic center within 5 minutes' walk
Non-smoking apartment
Many shopping options nearby
Bus stops for lines A and K are within a 4-minute walk
Amenities: Doctor 500m, pharmacy 250m, grocery store 500m, Golden Roof 650m

Equipment & Features

Basic equipment

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

First supply

- Toilet paper
- Soap
- shampoo
- Nespresso capsules

Kitchen

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

Informations

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

Additional services

- parking lot on demand (€ 190,00)

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

Picture gallery



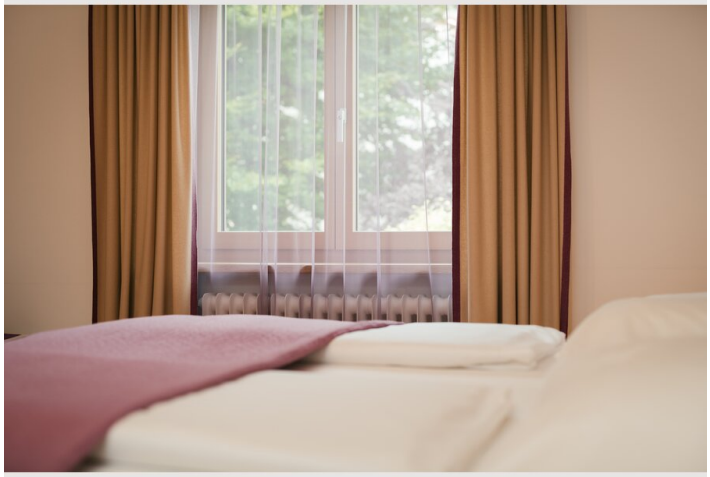
























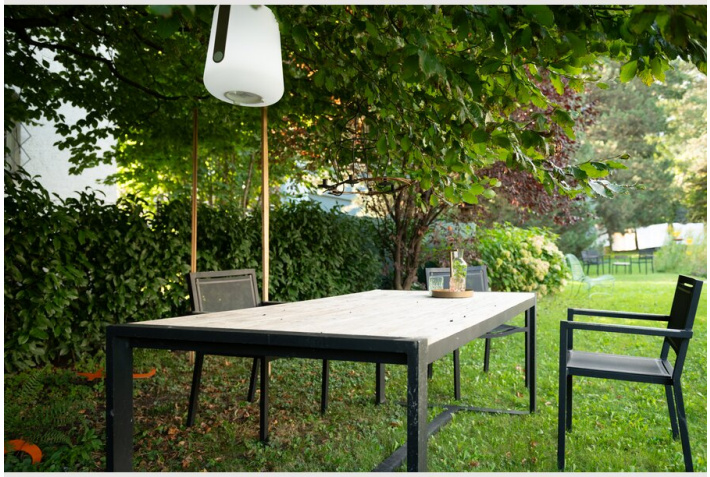














Infrastructure

5 minutes by walk

M-Preis 7 minutes by walk

5 mintues by walk

busline F

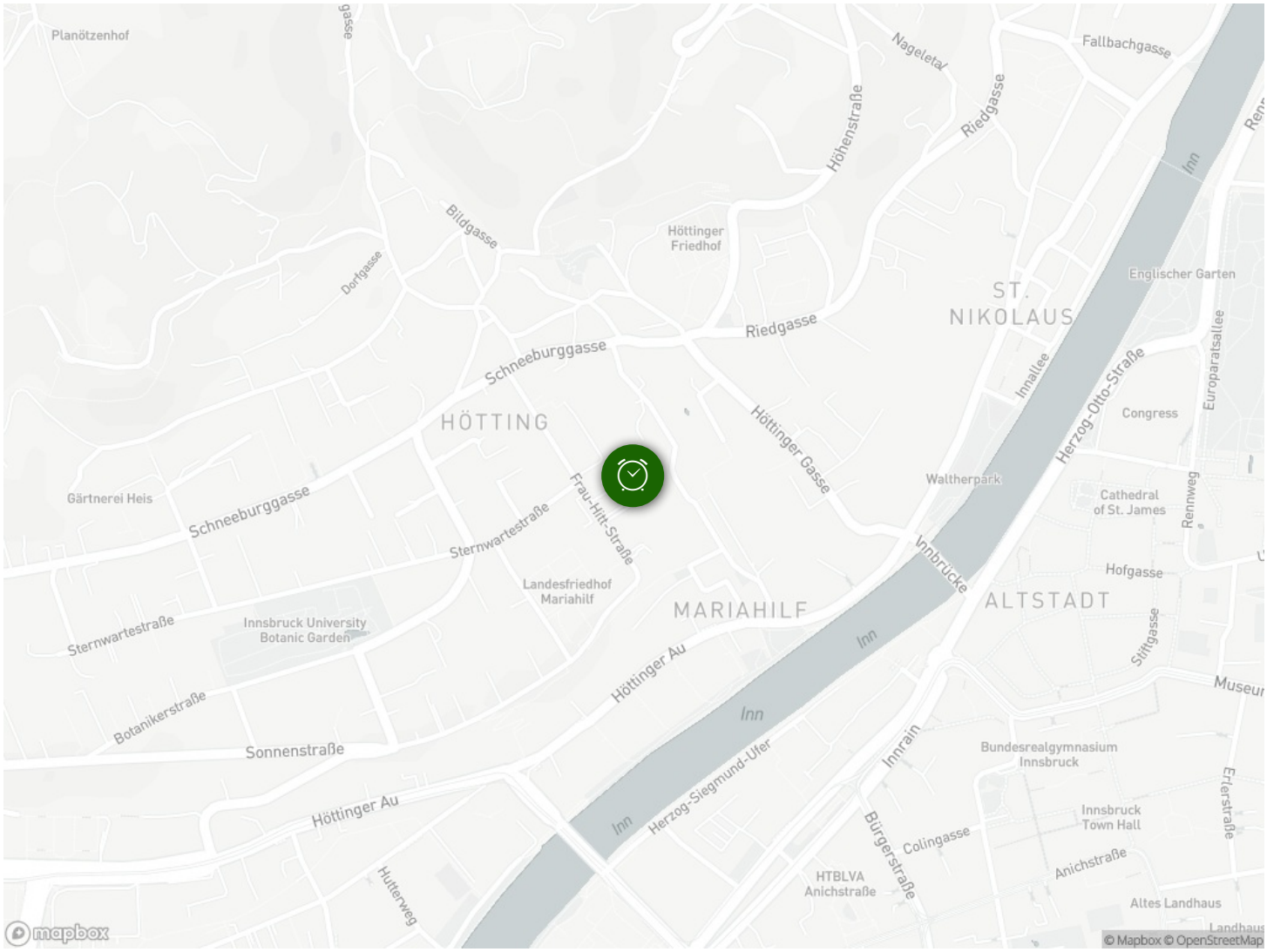
Villa Marwa offers an exceptional location that perfectly combines urban living with nature. The historic center of Innsbruck can be reached within a pleasant five minute walk. Supermarkets, the Markthalle as well as a wide selection of shops are just seven minutes away on foot. Cinemas, cafés and a vibrant restaurant scene are all within ten minutes walking distance.

At the same time, the villa is an ideal base for outdoor activities. Hiking trails, climbing areas and ski resorts are easily accessible, making it perfect for guests who want to enjoy both city life and the alpine lifestyle.

Public transport connections, bus stops and the main terminal are only a few minutes away, providing excellent access throughout the city and beyond. A private parking space is available on request.

A truly unique location that offers tranquility, convenience and the very best of Innsbruck living.

Location


Planötzenhof
Nageletal
Fallbachgasse
Höhenstraße
Riedgasse
Bildgasse
Höttinger Friedhof
Dorfgasse
Englischer Garten
ST. NIKOLAUS
Riedgasse
Schneeburggasse
Innallee
Europaratsallee
Herzog-Otto-Straße
HÖTTING
Höttinger Gasse
Congress
Gärtnerei Heis
Schneeburggasse
Waltherpark
Cathedral of St. James
Rennweg
Frau-Hitt-Straße
Sternwartestraße
Innbrücke
Hofgasse
Landesfriedhof Mariahilf
MARIAHILF
ALTSTADT
Sternwartestraße
Innsbruck University Botanic Garden
Inn
Stiftgasse
Höttinger Au
Museum
Botanikerstraße
Inn
Sonnenstraße
Innrain
Bundesrealgymnasium Innsbruck
Herzog-Siegmund-Ufer
Höttinger Au
Inn
Innsbruck Town Hall
Erlerstraße
Bürgerstraße
Colingasse
Anichstraße
HTBLVA Anichstraße
Hutterweg
Altes Landhaus
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