



STUDIO APARTMENT, 1160 VIENNA

# Artistic Small Penthouse, spacious Terrace, Peaceful Retreat in Vienna's City Center

Object number: CGOO1

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Quiet apartment in the 16th district with a private and large communal rooftop terrace offering a stunning view! Absolute tranquility as all windows face inner courtyards. Elevator and air conditioning provide extra comfort.

Period	09/12/2025 - 09/01/2026
Number of persons	2
Total incl. VAT.	€ 1.092,65
Security deposit	€ 800,00



### Living space

55m²



### Maximum occupancy

2 Persons



### Complete accommodation ?

1 Private bathroom 1 Living-Sleepingroom



### 8. floor

Elevator available



### Check-in

10:00 - 18:00 Clock



### Check-out

10:00 - 16:00 Clock

## Sleeping options

### Living and sleeping



1x Double bed (1,40 m x 2 m)



1x Sofa bed (1 person)

## Descripton of accommodation

Although the apartment is located in the center of Vienna, right in the 16th district, it offers absolute tranquility. A special highlight is the private rooftop terrace, as well as a very large communal rooftop terrace with a stunning view over Vienna. The apartment is situated at the rear end of the hallway and has only one direct neighbor on one side. However, this neighboring unit is an artist's studio that is not in constant use.

The absolute tranquility is further enhanced by the fact that all windows face the terraces and inner courtyards, completely absorbing the street noise from Wattgasse. This ensures a peaceful and relaxing atmosphere.

Additionally, there is the option to rent a bicycle. Another great advantage is the elevator, as well as the air conditioning, which ensures a pleasant indoor climate during the summer months. The modern kitchen is fully equipped with all essential appliances, including a dishwasher.

## Equipment & Features



### Basic equipment

- Terrace
- Private washing machine
- Bedclothes
- Private toilet
- Vacuum cleaner
- Roof-terrace
- Community washing machine
- Towels
- Aircondition



### First supply

- Toilet paper
- Soap
- shampoo



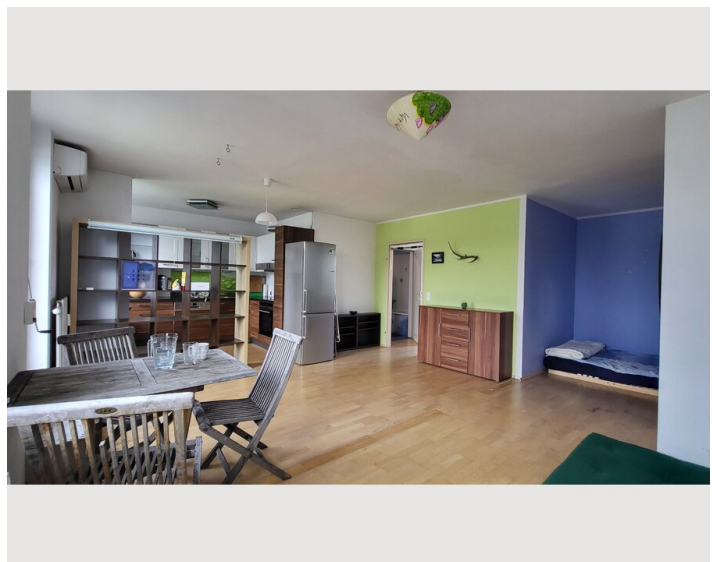
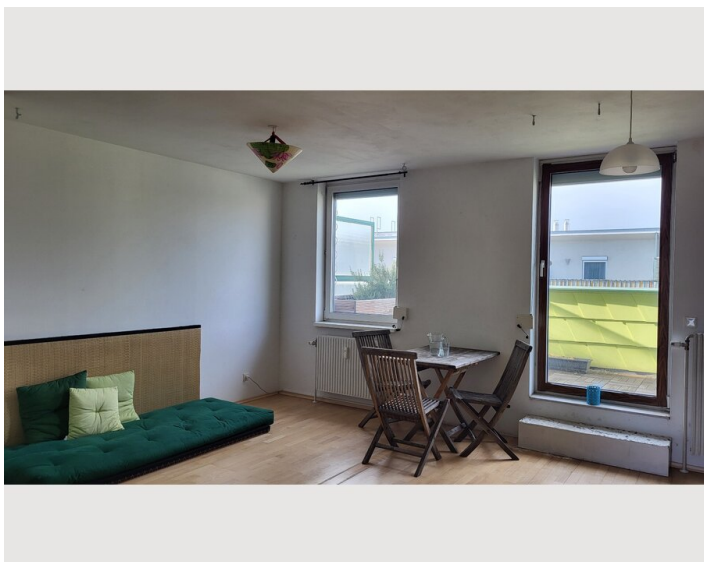
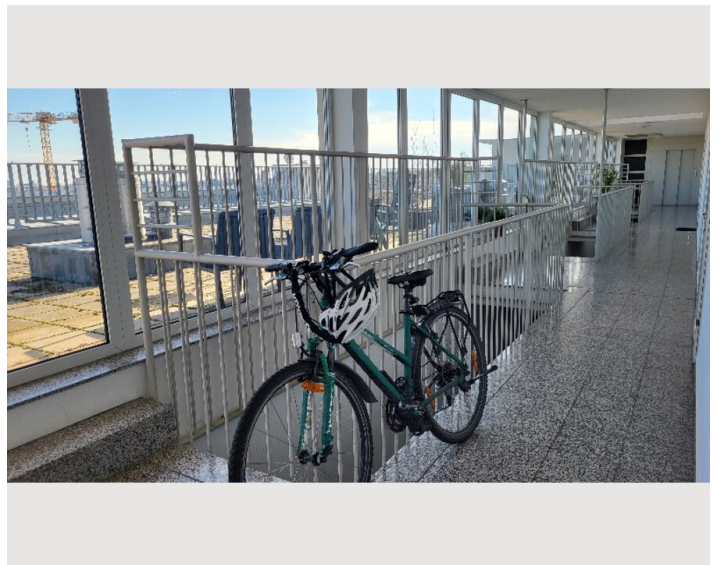
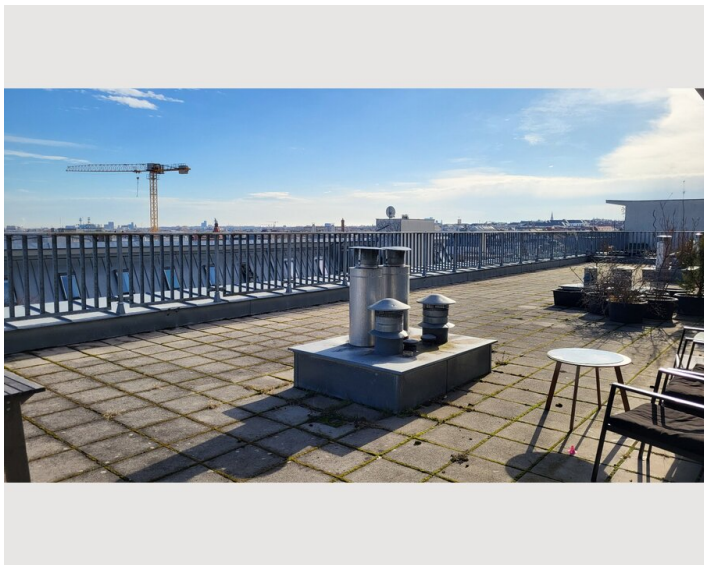
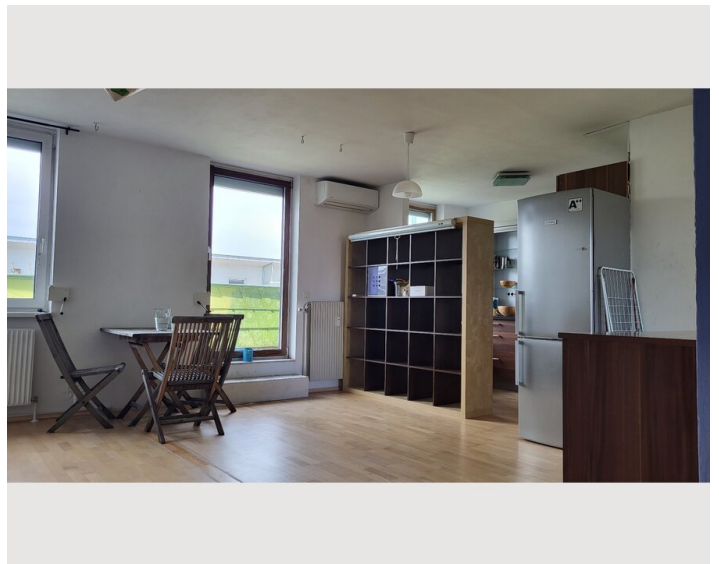
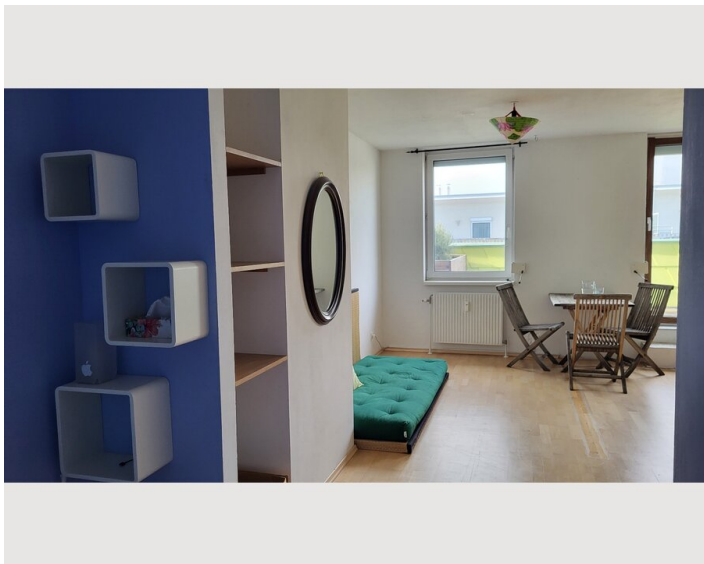
### Kitchen

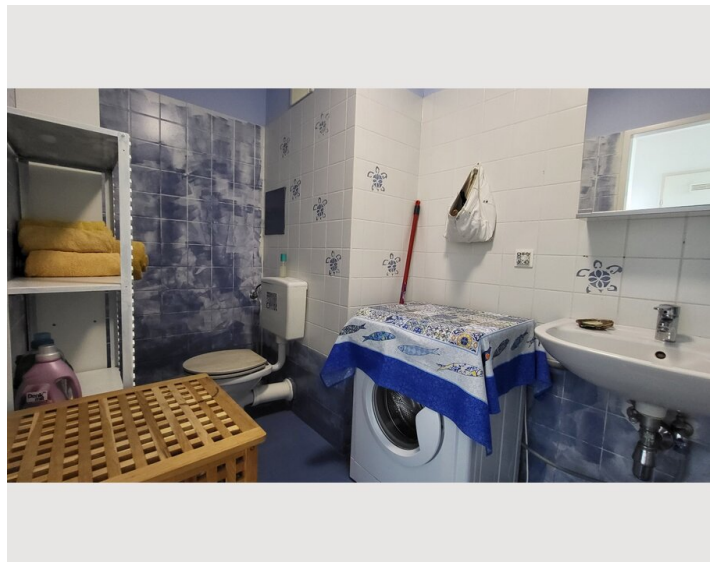
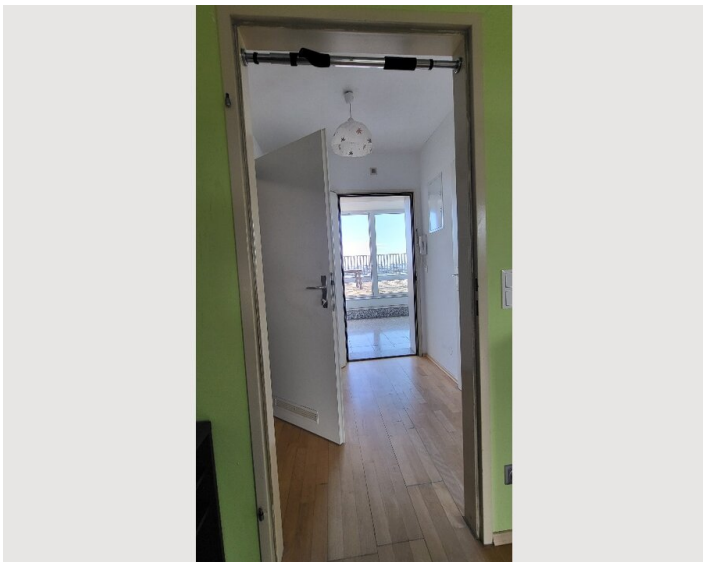
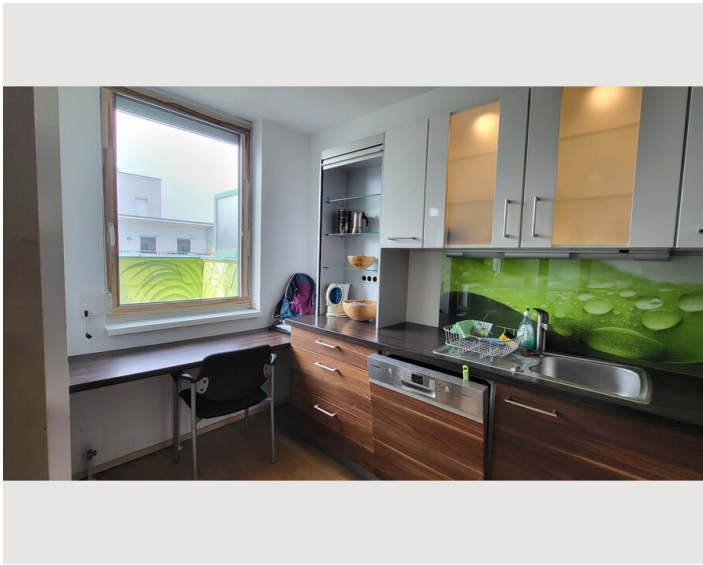
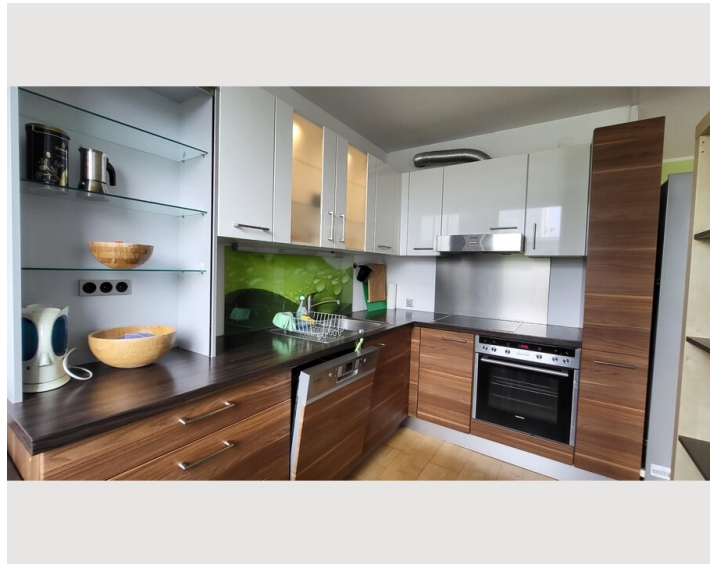
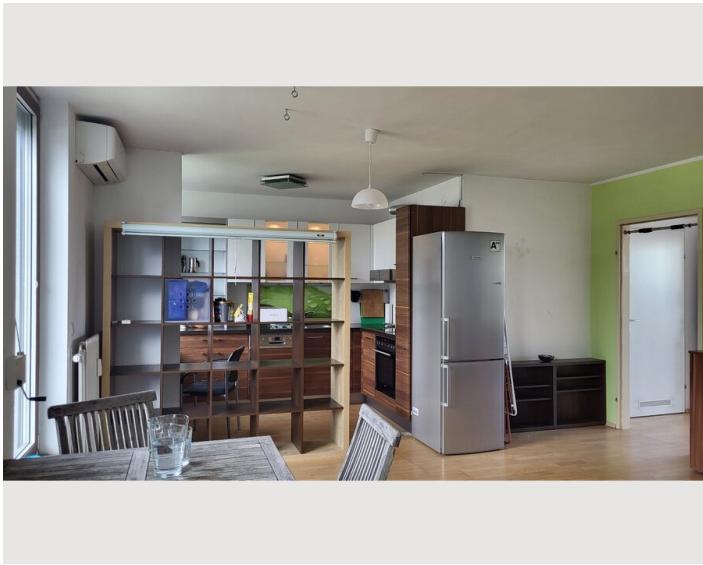
- Private kitchen
- Glasses/Tableware
- Dishwasher
- Cooking utensils
- Espresso machine

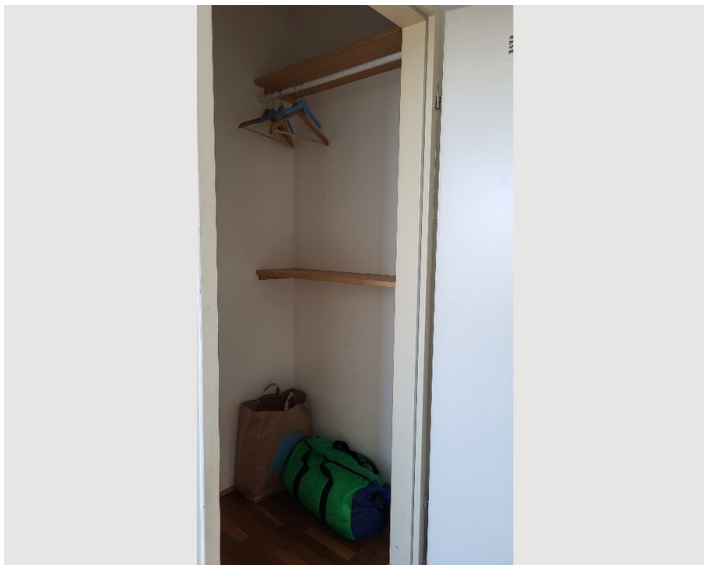
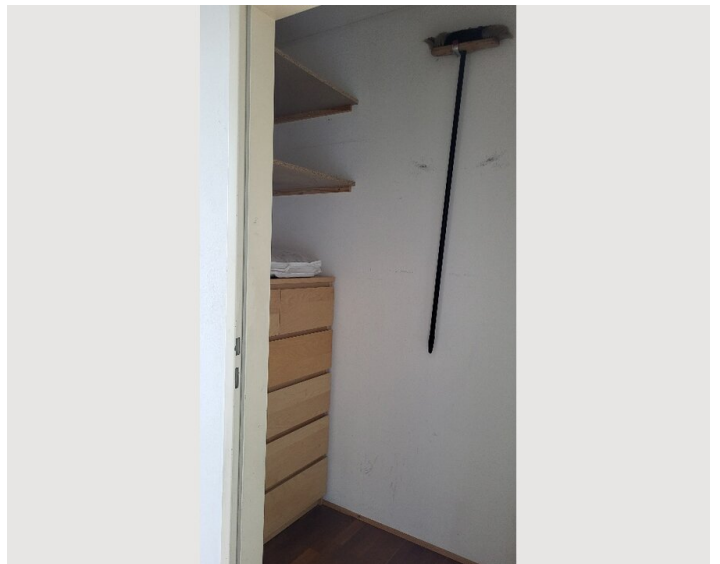
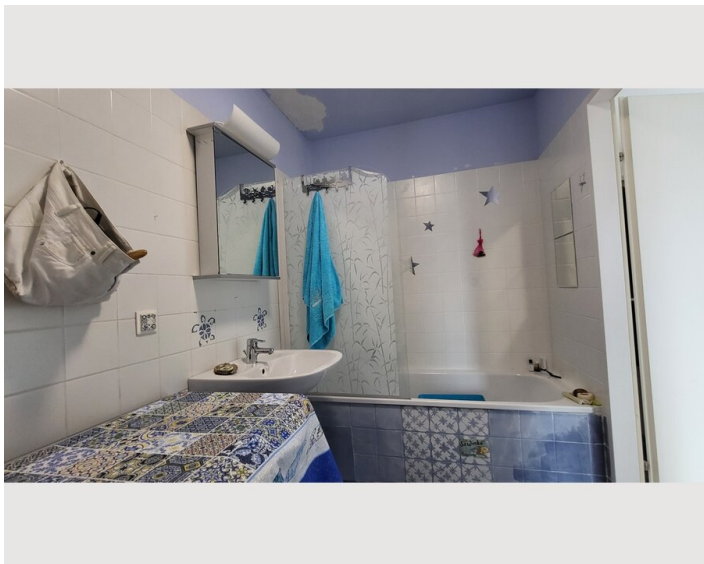
## Informations

- Smoking not allowed
- Pets on request
- Short-term parking zone subject to a charge
- Bicycle room free of charge


## Picture gallery









### Infrastructure

 grocery everywhere

 in the Center in 15min by bike or public Transport

 Tram Nr. 2, Bus 10A, U3 Ottakring (15 min slow walk)

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Excellent infrastructure! Located in the heart of Vienna, yet in a quiet and safe residential area.

Location

