

2 ROOM APARTMENT, 1220 VIENNA

## Luxurious 2-room apartment, incl. Sauna, outdoor pool, fitness room, bicycle

Object number: MRAM2

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This luxurious 2-room apartment on the 10th floor of Austria's tallest residential tower (Danube Flats) sets new standards in quality of life.

<b>Period</b>	25/06/ - 25/07/2026
<b>Number of persons</b>	2
<b>Total incl. VAT.</b>	€ 2.064,26
Security deposit	€ 1.600,00



### Living space

38m<sup>2</sup>



### Maximum occupancy

4 Persons



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

1 Private bathroom 1 Separated bedroom



### 10. floor

Elevator available



### Check-in

14:00 - 20:00 Clock



### Check-out

08:00 - 12:00 Clock

## Sleeping options

### Sleeping room



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



1x Sofa bed (2 persons)

## Description of accommodation

The cozy 2-room apartment is located on the 10th floor with an elevator. The spacious entrance area leads directly into the modernly furnished eat-in kitchen. The fully equipped kitchen features an induction stove, oven, dishwasher, refrigerator, microwave, and a capsule coffee machine. The living area features a comfortable sofa, which can be converted into an additional sleeping area if needed. The living area opens onto the 9 m<sup>2</sup> balcony with a stunning view of the Danube. Thanks to the floor-to-ceiling glazing of the facade, this view can be enjoyed directly from the sofa at any time, even with the balcony door closed. The apartment's southeast orientation allows plenty of natural light into the living area, offering early birds a wonderful sunrise. Behind a wall with two sliding doors is the small, cozy bedroom and the designer bathroom with a rain shower, toilet, and washer-dryer. The apartment is heated and cooled by concrete core activation, and the apartment can be further shaded with electrically operated Venetian blinds.

The luxurious high-rise "Danube Flats" creates a lifestyle that outshines everything else. Future residents will enjoy a wide range of amenities.

**Members Club:** The approximately 1,000 m<sup>2</sup> "Members Club" is located on the 4th floor and offers a sauna area, fitness room, and yoga room, as well as an approximately 60 m<sup>2</sup> outdoor pool with views of the New Danube and Vienna's city center. The pool is heated year-round, allowing it to be used even in winter. The high-quality outdoor area with countless sun loungers is complemented by an additional lounge area with a bartender, thus enabling a relaxing leisure program of the highest quality.

**Cook & Chill:** On the 12th floor, there is a 60m<sup>2</sup> recreation room that can be booked privately. Featuring a large, fully equipped kitchen, a dining table for up to 14 people, an oversized TV, and a view of the Kahlenberg, this space is ideal for social private events such as birthday parties, sporting events, etc.

**Business Lounge:** Office space is available for private booking on the 5th floor.

**SkyGarden:** On the 25th floor there is a large outdoor terrace with a view of the Kahlenberg, which is freely accessible to all residents.

## Equipment & Features



### Basic equipment

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



### Pool

- Outdoor Pool



### Wellness

- Sauna
- Fitness room
- Infrared cabin



### First supply

- Toilet paper
- Soap
- shampoo
- Nespresso capsules



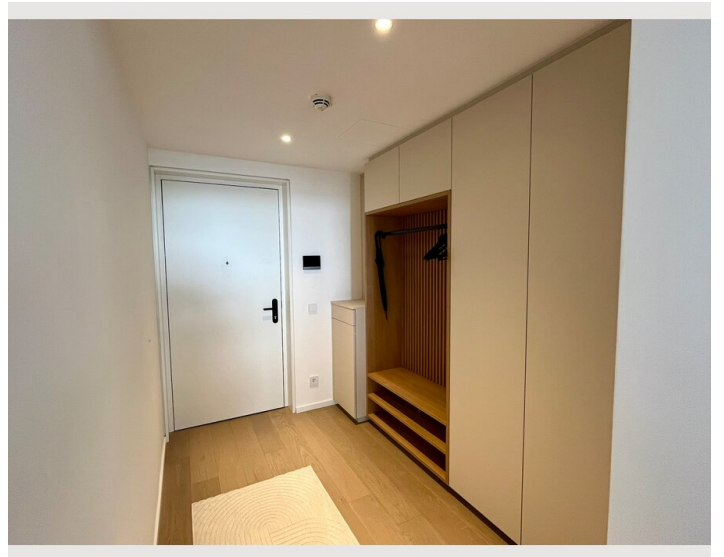
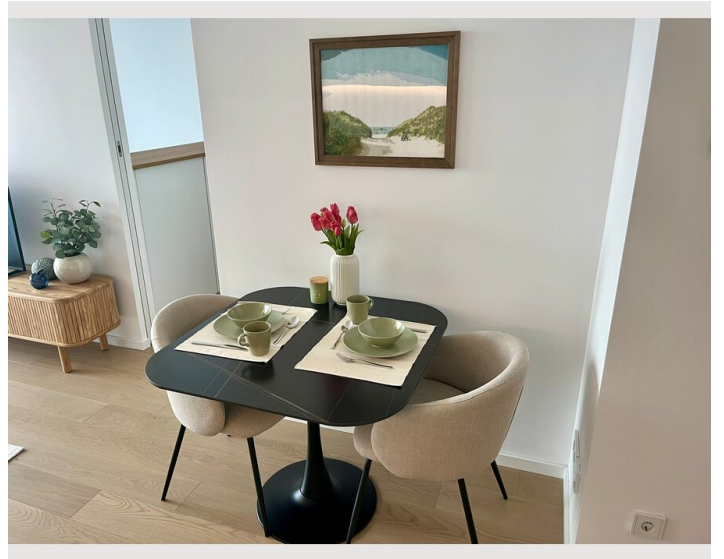
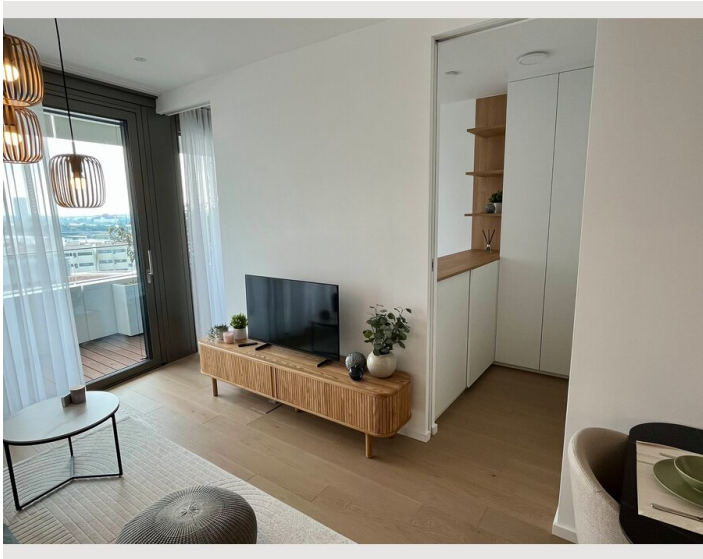
### Kitchen

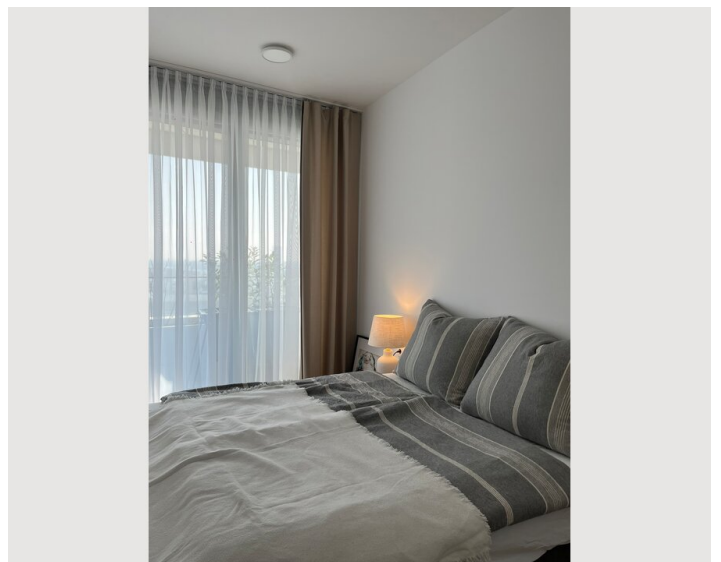
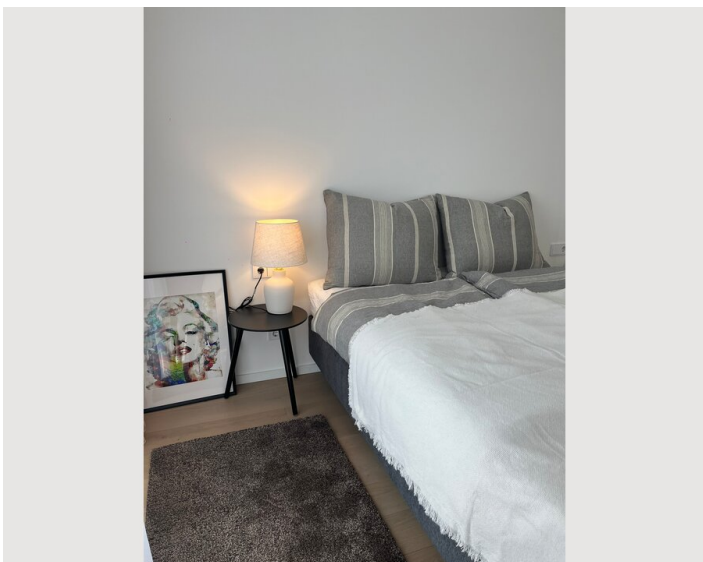
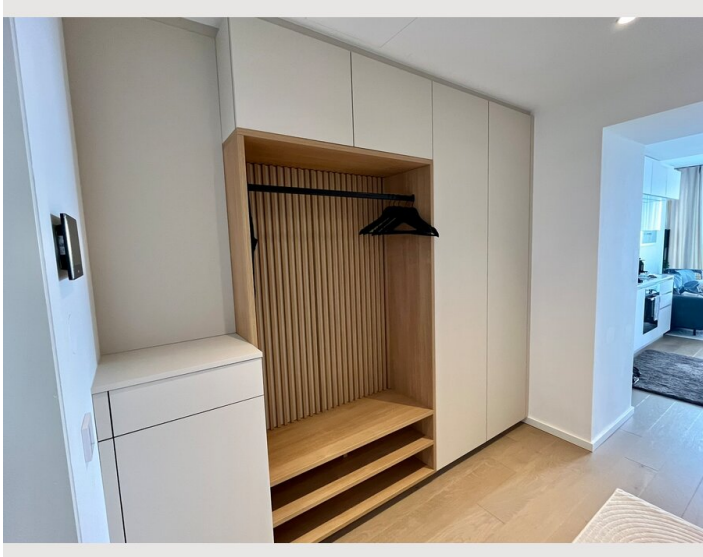
- Private kitchen
- Glasses/Tableware
- Dishwasher
- Cooking utensils
- Espresso machine
- Microwave

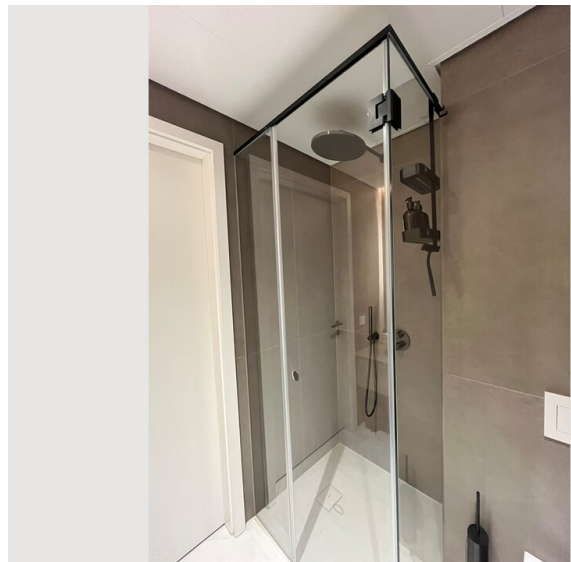
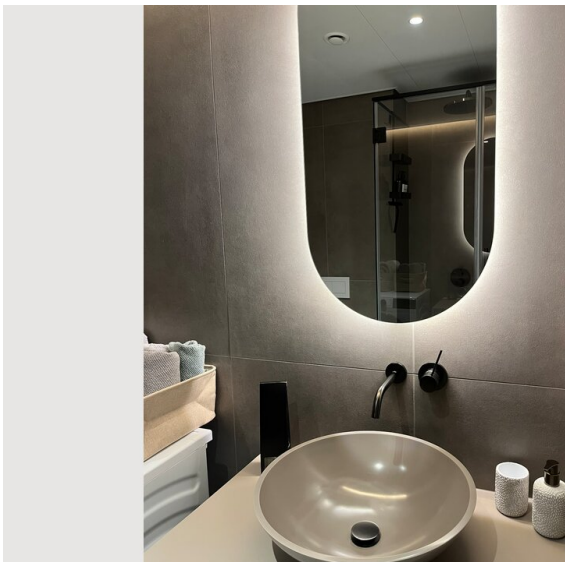
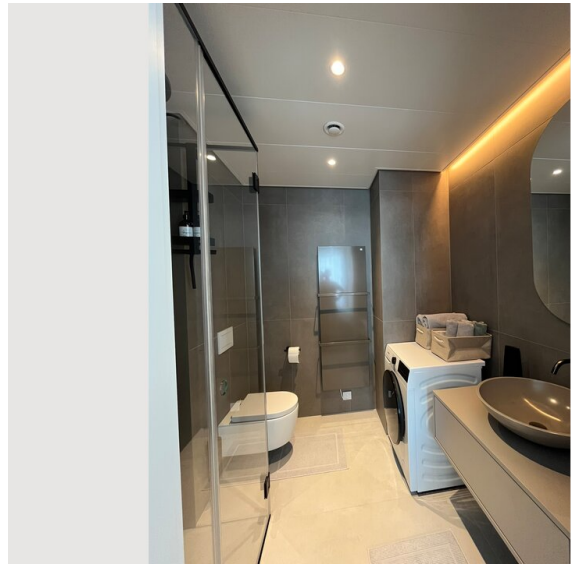
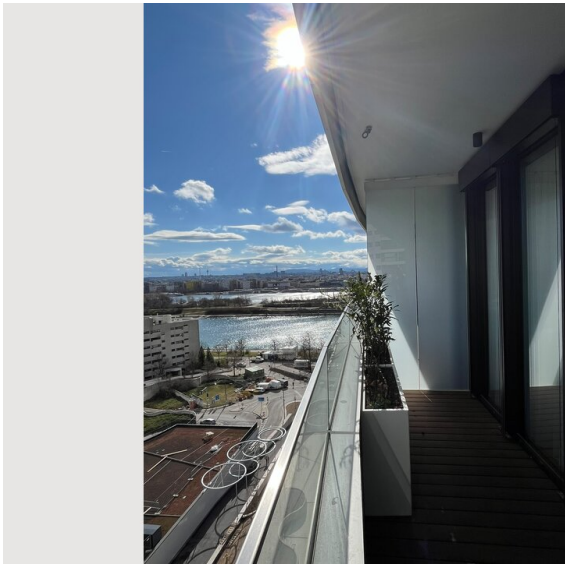
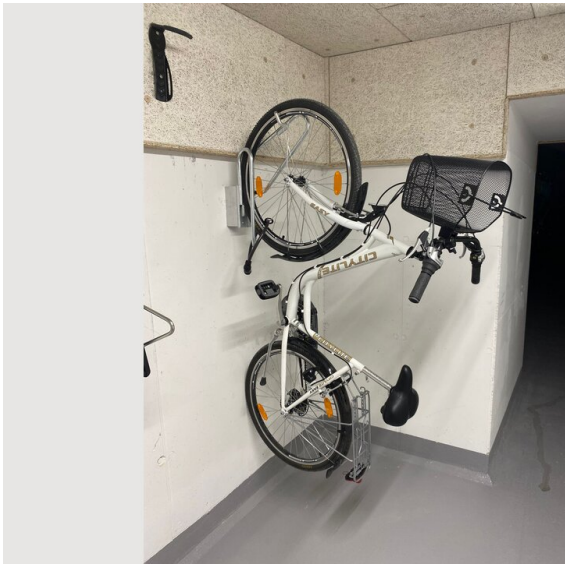
## Informations

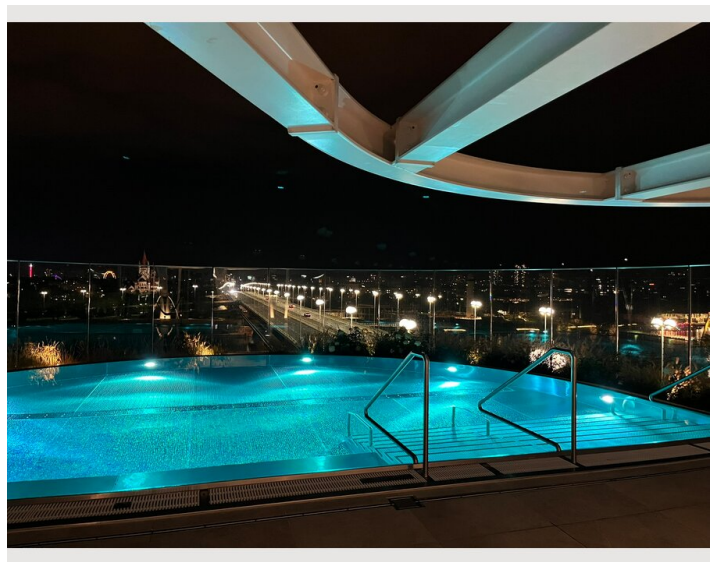
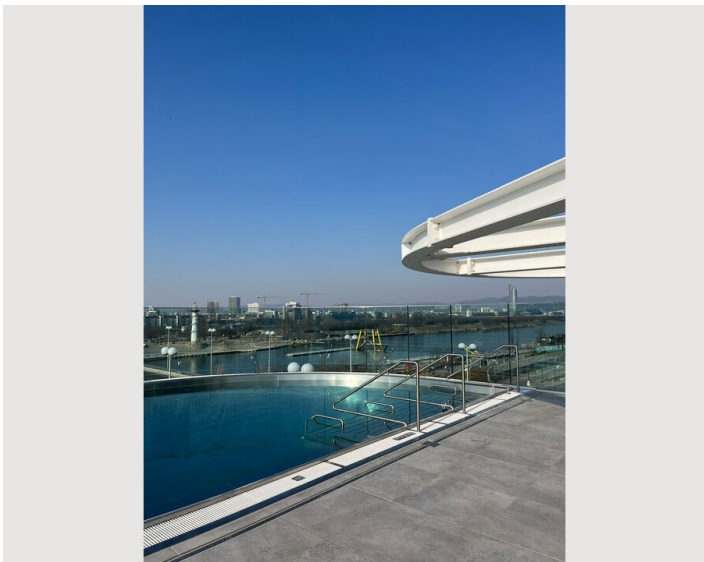
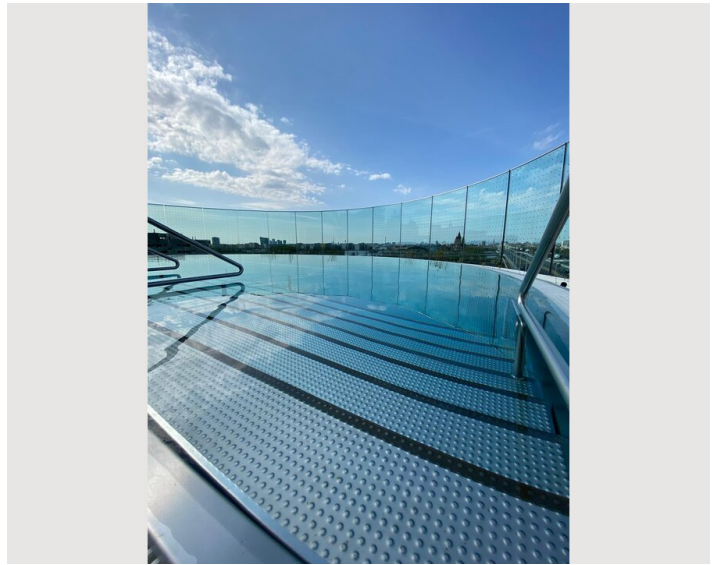
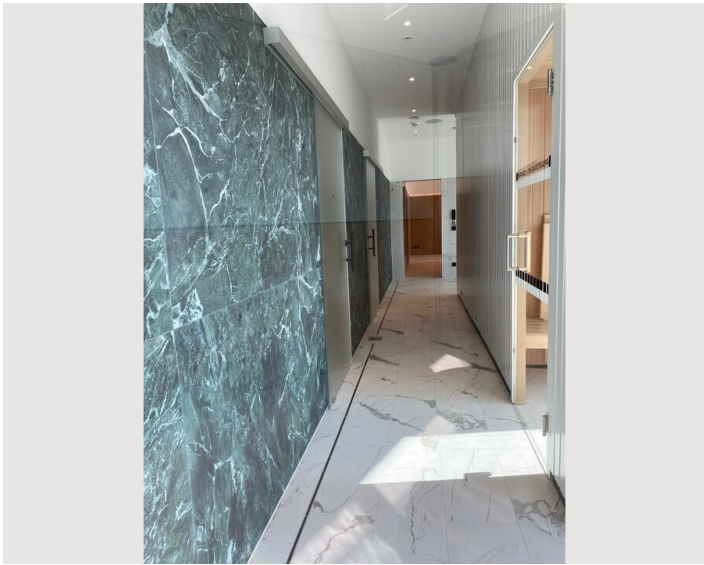
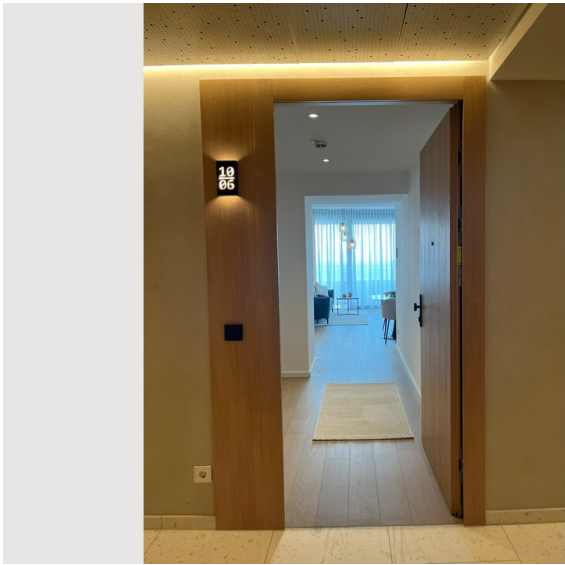
- Suitable for children
- Desk/Workplace
- Regular cleaning at extra cost
- Smoking not allowed
- Pets forbidden
- Bicycle room free of charge

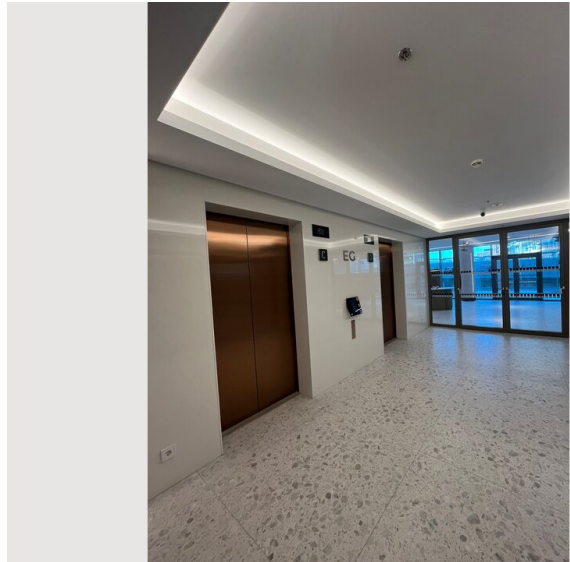
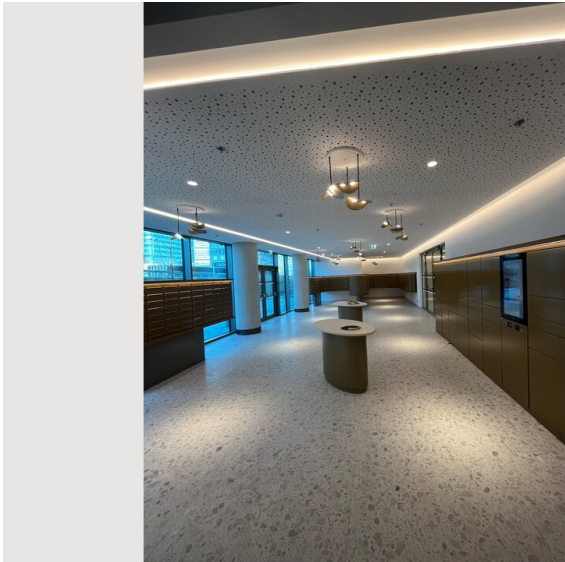
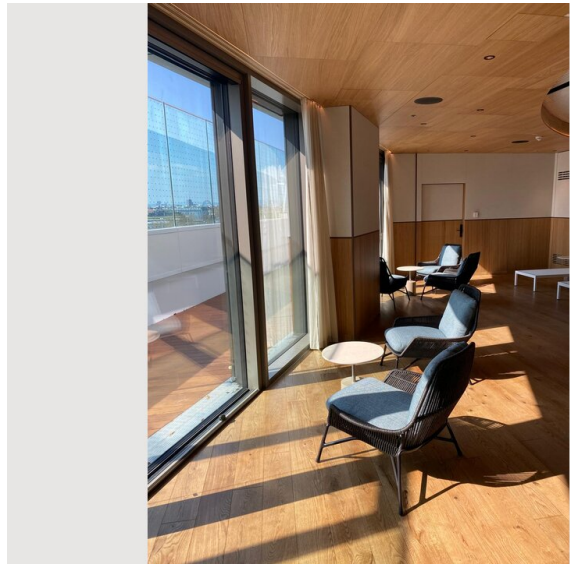
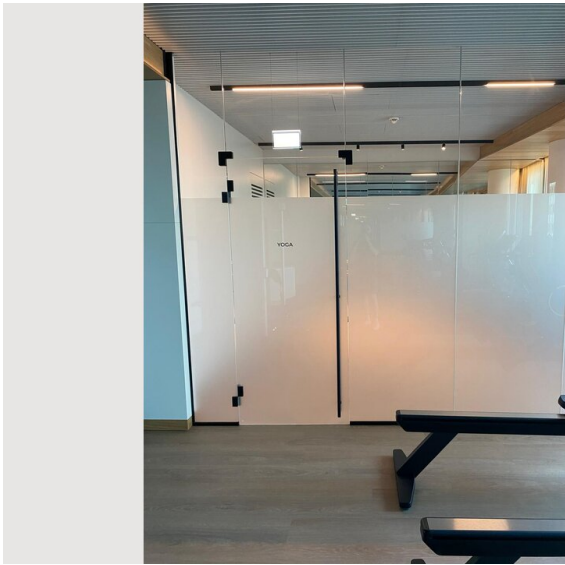
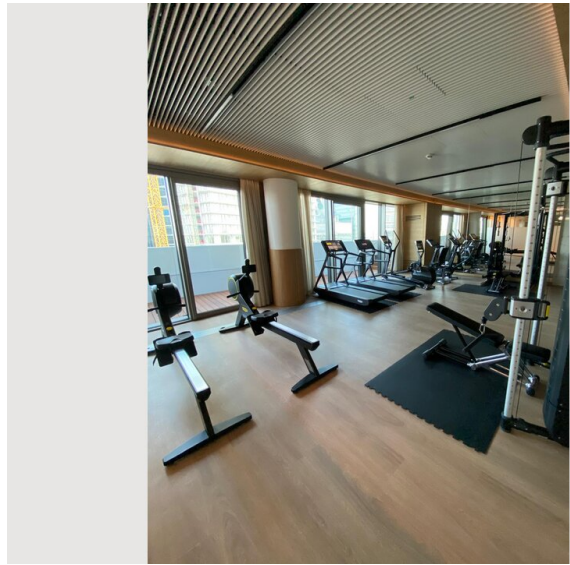
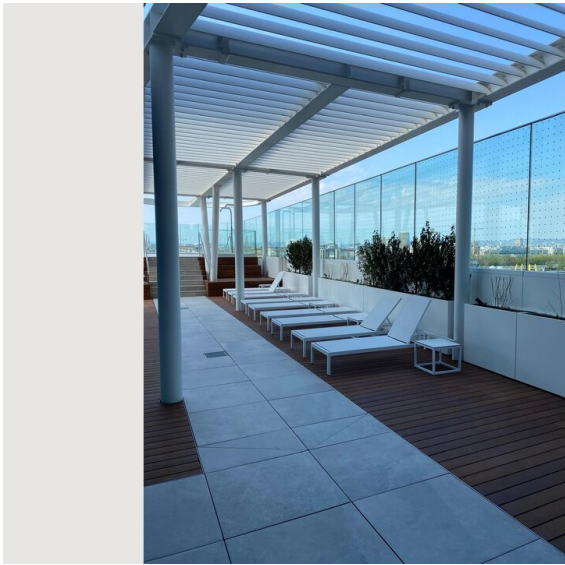
## Picture gallery

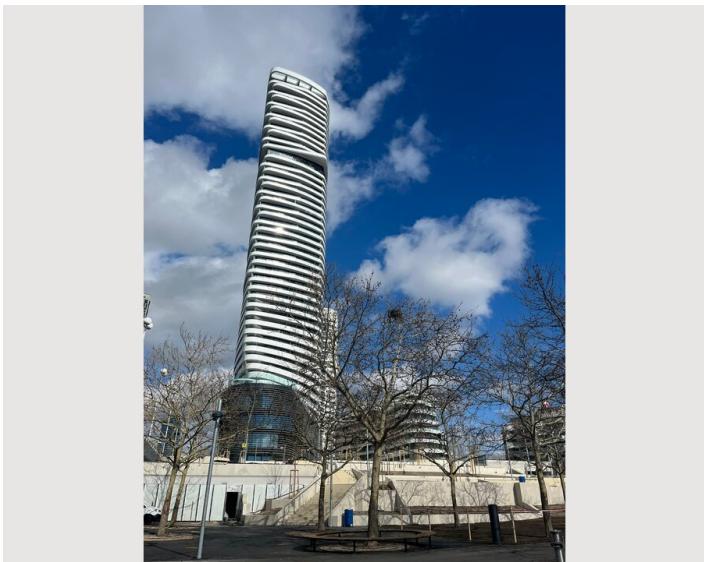
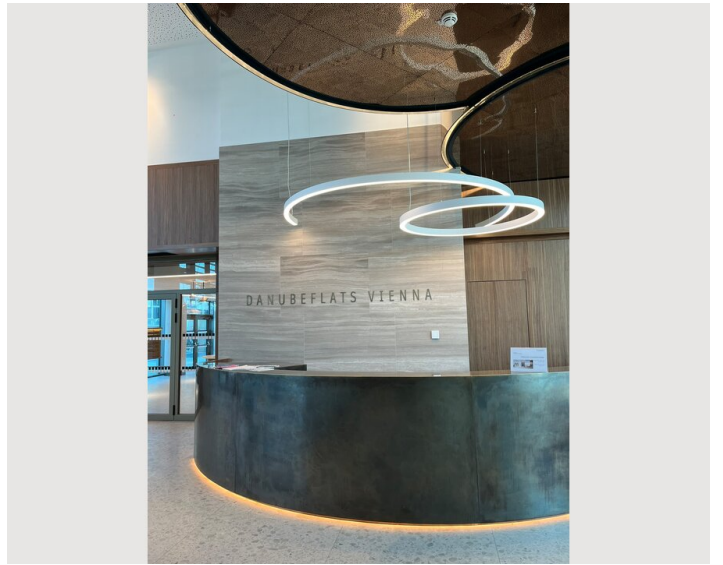
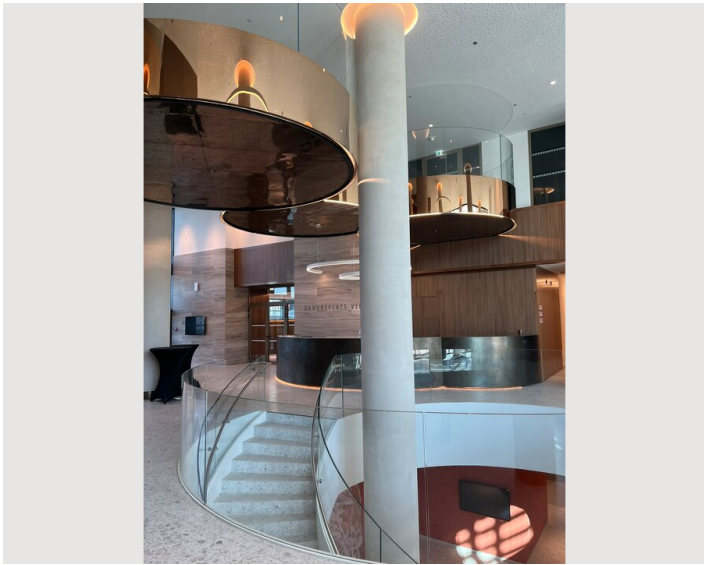
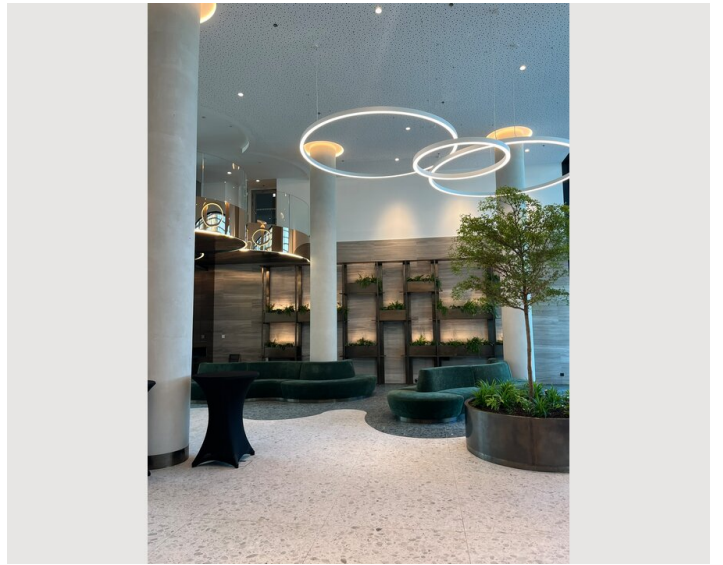
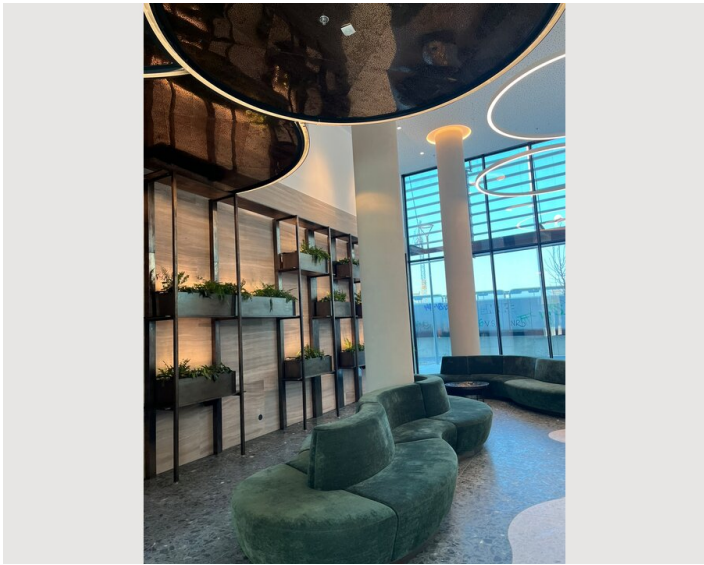

















## Infrastructure

-  On the ground floor of the residential tower (Billa)  20 minutes by taxi
-  U1 station "Donauinsel" / "Kaisermühlen VIC" 5 min. walk  By bicycle 15 minutes
-  By public transport 15 minutes

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The residential tower is located directly at the New Danube in the internationally oriented Donau City district. A supermarket is located in the same building, and a pharmacy is also within easy walking distance. A new restaurant will also soon open on the ground floor. The location directly at the New Danube and the Danube Island offers a pleasant change from city life, especially for nature lovers. The location is also particularly attractive for UN diplomats, as the UNO City is also within walking distance.

## Location

