



3 ROOM APARTMENT, 1180 VIENNA

## 1180 Vienna: Room in a garden townhouse flat to rent

Object number: UGDL1

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<b>Period</b>	17/12/2025 - 17/01/2026
<b>Number of persons</b>	2
<b>Total incl. VAT.</b>	€ 911,58
Security deposit	€ 700,00

As of 15 June 2021, a flat-sharing room of approx. 30 m<sup>2</sup> on the ground floor in a 75 m<sup>2</sup>, 2-storey garden flat in Vienna 18 (very good location in Gersthof, Türkenschanzpark 5 min.) is available. For the time being until 1.10.2021



### Living space

30m<sup>2</sup>



### Maximum occupancy

1 Person



### Shared Accommodation <sup>?</sup>

1 Shared bathroom 1 Living-Sleepingroom



### 1. floor



### Check-in

17:00 - 22:00 Clock



### Check-out

07:00 - 15:00 Clock

## Sleeping options

### Living and sleeping



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

## Descripton of accommodation

Equipment: bed, desk, shelves.

There is 1 quiet person (gay man, 48) and a sweet, cuddly cat living in the apartment. Flat.

Use of garden included, discreet entrance directly from the street (no staircase).

Shared kitchen (dishwasher) & bathroom (with bathtub).

I work during the day and am only at home in the evenings and on weekends.

Rent incl. operating costs, WLAN 450 €, payment in advance.

No smokers / excessive party people, please!!!

## Equipment & Features



### Basic equipment

- Terrace
- Internet/Wifi
- Bedclothes
- Vacuum cleaner
- Cleaning utensils
- Garden sharing
- Community washing machine
- Towels
- Iron & ironing board
- Hairdryer



### First supply

- Toilet paper
- Soap
- shampoo
- Nespresso capsules



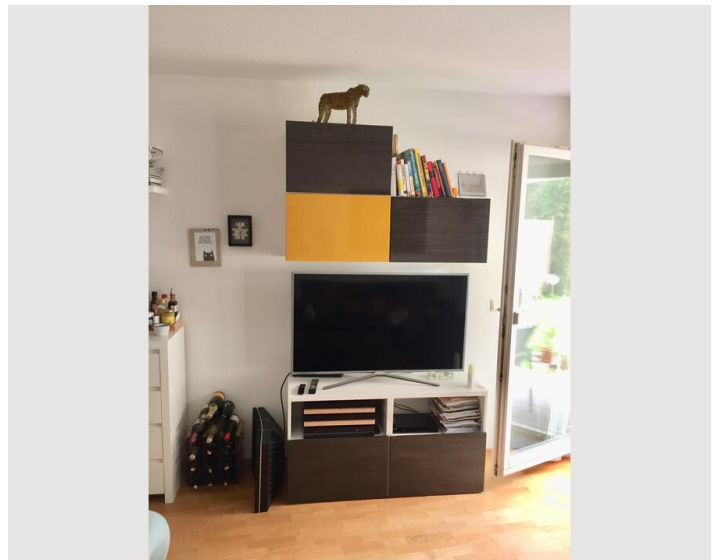
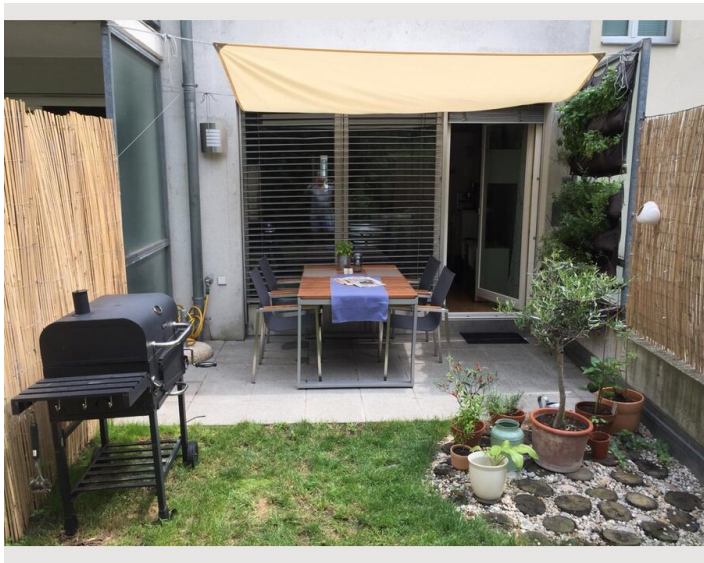
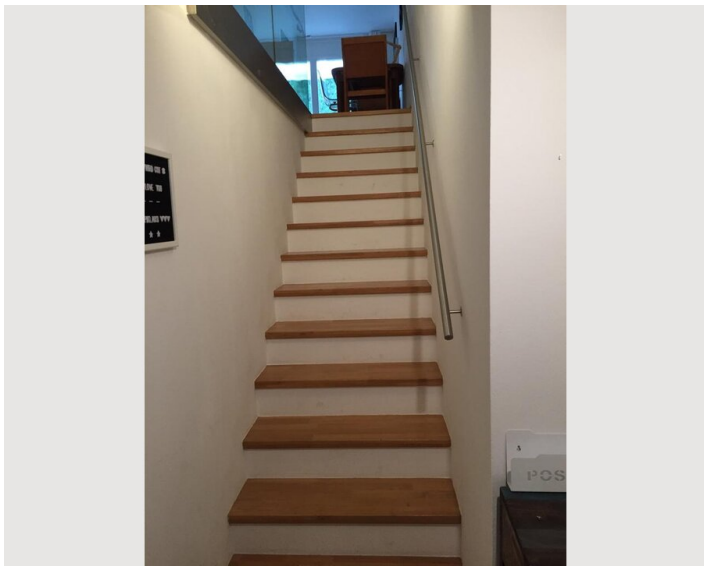
### Kitchen

- Shared kitchen
- Glasses/Tableware
- Dishwasher
- Kitchenette
- Espresso machine
- Microwave

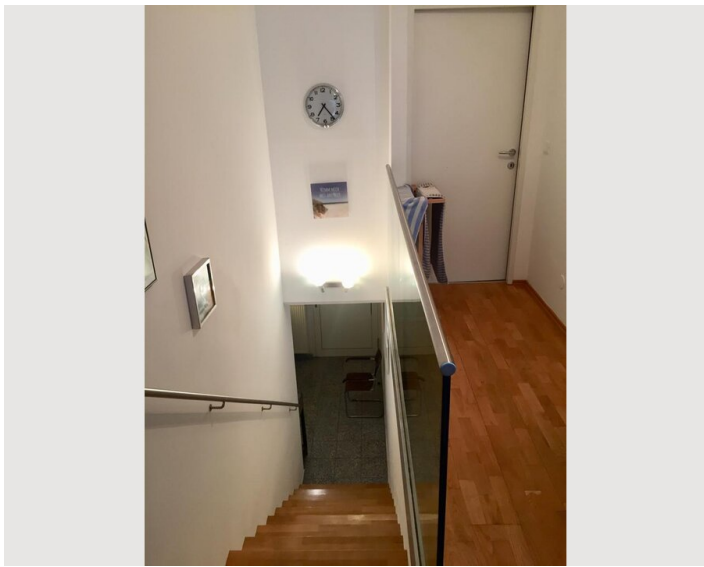
## Informations

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

## Picture gallery







### Infrastructure

© about 20 mins from downtown (by tram)

The flat is located in the already somewhat quieter district of Gersthof (18th district), but has all the advantages of the urban infrastructure to offer: Supermarkets, shops are in the immediate vicinity. The city centre can be reached in about 20 minutes by tram, the Gersthof S-Bahn station is about a 5-minute walk away. The beautiful Türkenschanzpark - for many the most beautiful park in Vienna - is also a stone's throw away.

Location

