



3 ROOM APARTMENT, 1040 VIENNA

## Fully furnished apartment close to city center

Object number: RICR1

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<b>Period</b>	01/05/ - 31/05/2026
<b>Number of persons</b>	2
<b>Total incl. VAT.</b>	€ 2.800,96
<b>Security deposit</b>	€ 2.100,00

Newly refurbished apartment: Living space: 78 sqm Location: elevated ground fl Room layout: • 2 bedrooms (each with a 180x200cm double bed) • Living room (with sofa bed) • Entrance hall • Kitchen • Bathroom (with walk-in rain shower, separate toilet)



### Living space

78m<sup>2</sup>



### Maximum occupancy

6 Persons



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

1 Private bathroom 2 Separated bedrooms 1 Living-Sleepingroom



### 1. floor



### Check-in

07:00 - 21:00 Clock



### Check-out

07:00 - 13:00 Clock

## Sleeping options

### Bedroom 1



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

### Bedroom 2



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

### Living & Sleeping



1x Sofa bed (2 persons)

## Descripton of accommodation

AVAILABLE IMMEDIATELY - FULLY FURNISHED APARTMENT – SHORT-TERM RENTAL (3-6 MONTHS)

This spacious apartment, lovingly renovated in 2025, is located in a beautiful building in the 4th district, just one subway stop or a short walk from the city center (State Opera, Kärntner Straße). With its two bright and quiet bedrooms (featuring new down duvets by Susanne Kauffmann) and a spacious living room that includes a workspace (new desk with genuine leather office chair), a relaxation area (new flatscreen TV, new genuine leather sofa), and free Wi-Fi, it is perfect for both work and leisure.

The kitchen is equipped with a coffee machine, a fridge/freezer combination, an induction stove with an extractor hood, a dishwasher, a kettle, and ample glassware, cookware and tableware (including a cocktail set). A cozy dining nook with a bench and a view of the beautiful inner courtyard invites you to linger.

The apartment is situated on one side next to a quiet side street (30 km/h zone) and on the other, it overlooks a green and peaceful courtyard. The entrance hall includes a large wardrobe, a dresser, and a mirrored console, providing plenty of space for clothing.

The bathroom offers relaxation with a spacious walk-in rain shower. A sink with an illuminated mirror and a towel warmer are also available. A separate, modern WC with a washbasin is located at the entrance. Complimentary toiletries by Christian Lacroix, a hairdryer and towels in various sizes are provided. The tasteful cream-colored tiles in the bathroom and toilet perfectly complement the real wood parquet flooring in the rest of the apartment. Beautiful classic chandeliers and modern lighting fixtures create an inviting atmosphere.

For your convenience, a washing machine, drying rack, iron, ironing board, and various cleaning supplies are available in the apartment.

## Equipment & Features



### Basic equipment

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



### First supply

- Toilet paper
- Soap
- shampoo



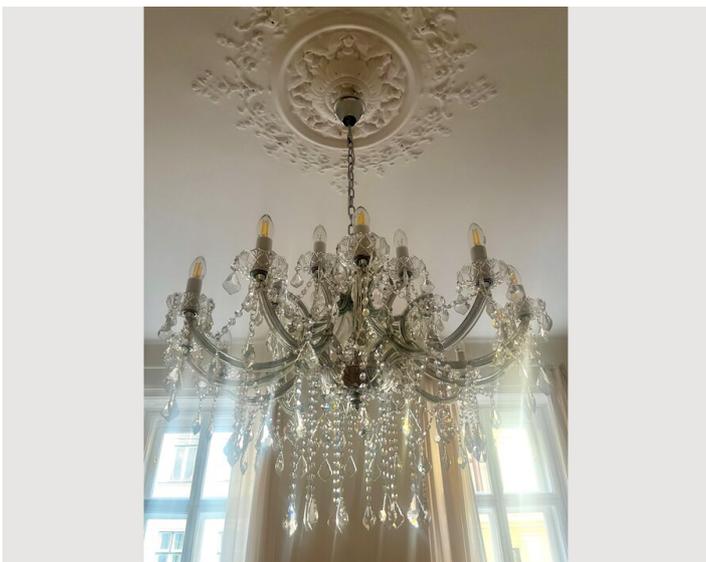
### Kitchen

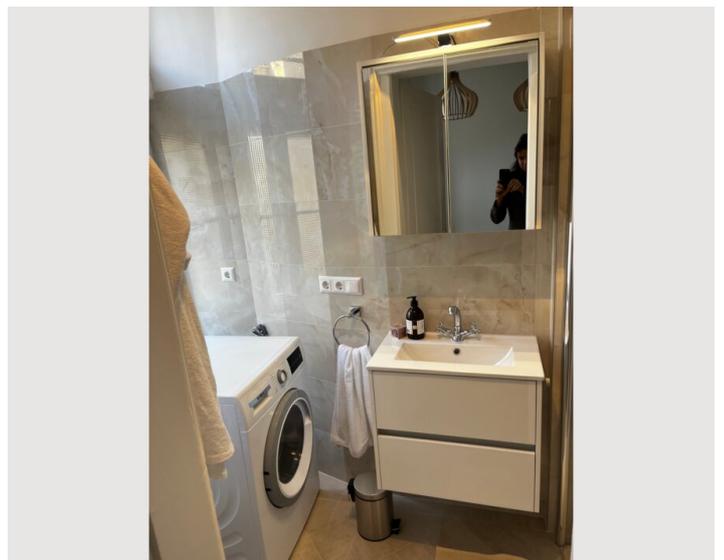
- Private kitchen
- Glasses/Tableware
- Dishwasher
- Cooking utensils
- Coffee machine

## Informations

- Smoking not allowed
- Desk/Workplace
- Pets forbidden
- Short-term parking zone subject to a charge
- Private entrance

## Picture gallery







### Infrastructure

 7 minutes walk

 3 minutes walk

 Oper, Kärntner Straße: 1 stop with the tube, 15 min. Walk

 line 13A: 2 minutes

 15 minutes with the car

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Within walking distance, you will find various shops, restaurants, and cafés, along with excellent public transport connections (U1 subway, Central Station with various train lines, bus 13A, tram lines 1 and 62, and the Badner Bahn). In the evenings, the Naschmarkt, numerous cultural attractions (opera, theater, concerts, etc.), entertainment venues in the 1st district, the Freihausviertel, and the vibrant local scene around Margaretenstraße are all easily accessible. Despite being so close to the city's pulse, you will enjoy peace and tranquility.

## Location

