



3 ROOM APARTMENT, 1130 VIENNA

## Quiet 3 room attic apartment with private terrace

Object number: RUTV1

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<b>Period</b>	21/12/2025 - 21/01/2026
<b>Number of persons</b>	2
<b>Total</b> incl. VAT.	€ 2.916,14
Security deposit	€ 2.200,00

Quiet atticapartment with a secluded terrace in a sought-after, leafy Viennese residential area. Excellent infrastructure (15 min subway ride to city center). Newly renovated with state-of-the-art building technology and completely refurbished.



### Living space

69m²



### Maximum occupancy

4 Persons



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

1 Private bathroom 2 Separated bedrooms 1 Living-Sleepingroom



### 4. floor



### Check-in

09:00 - 23:00 Clock



### Check-out

09:00 - 23:00 Clock

## Sleeping options

### Bedroom 1



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

### Bedroom 2



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

### Living and sleeping



1x Sofa bed (2 persons)

## **Descripton of accommodation**

The quiet apartment is located on the fourth and top floor. The apartment has three rooms, as well as an entrance hall, kitchen, bathroom, and separate toilet. Two of the rooms (living room and bedroom/study) lead to a secluded roof terrace, which, thanks to its northwest orientation, is also ideal for use in summer.

The living room boasts a large window facing the terrace and is equipped with a beautiful dining area and a comfortable sofa. The sofa doubles as a bed in case of emergency. In addition to a smart TV and hi-fi AirPlay box, there is also a record player with a vintage record collection.

The first bedroom, like the living room, has access to the terrace. In addition to the bed and closet, there is also a workstation with a monitor, keyboard, and mouse for home office use.

The second bedroom is equipped with a closet and a comfortable double bed, and through the west-facing window, you can see the foothills of the "Wienerwald" from the bed over the rooftops of Vienna.

Like the rest of the apartment, the kitchen is well-equipped (an EWE fitted kitchen with Bosch and Siemens appliances) and boasts a small bar, a large induction hob, a dishwasher, a washing machine, a fridge-freezer, and an oven. The kitchen is functionally equipped (a Nespresso machine, toaster, blender, kettle, dishes, etc.).

The bathroom features large, non-slip tiles and a walk-in shower; the toilet is a separate room.

The entire apartment is heated by underfloor heating via a heat pump, and all building services and electrical systems are state-of-the-art. All living areas are fitted with oak parquet flooring, and all bathrooms and the kitchen are fitted with large, non-slip tiles.

The terrace features a comfortable table and chairs for starting the day in the fresh air or enjoying a sundowner in peace and quiet.

## Equipment & Features



### Basic equipment

- Roof-terrace
- Internet/Wifi
- TV
- Bedclothes
- Private toilet
- Iron & ironing board
- Hairdryer
- Garden sharing
- Music system/docking station
- Private washing machine
- Towels
- Vacuum cleaner
- Cleaning utensils



### First supply

- Toilet paper
- Soap
- Fridge filling on request
- shampoo
- Nespresso capsules



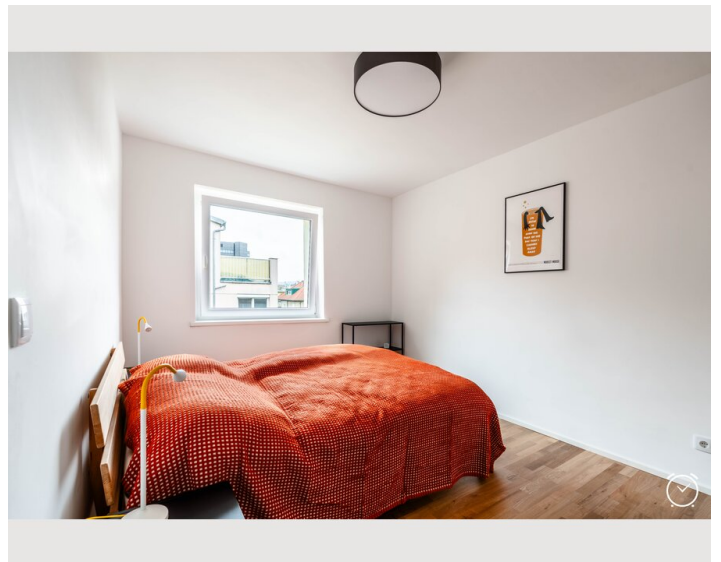
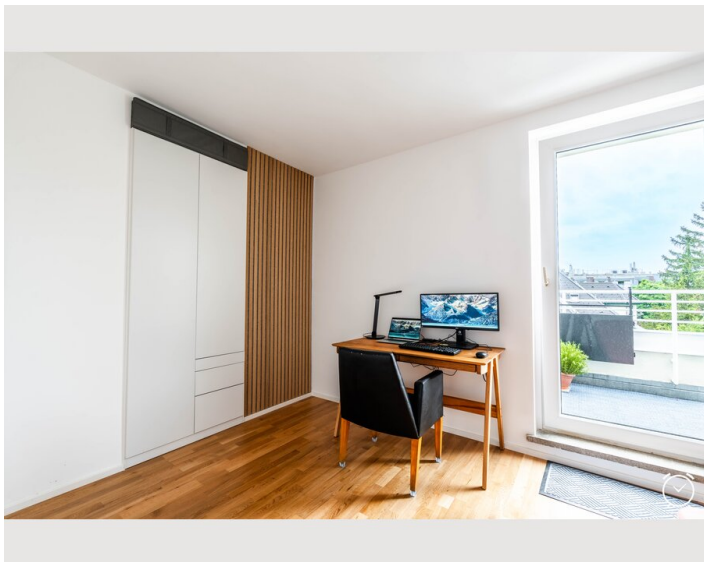
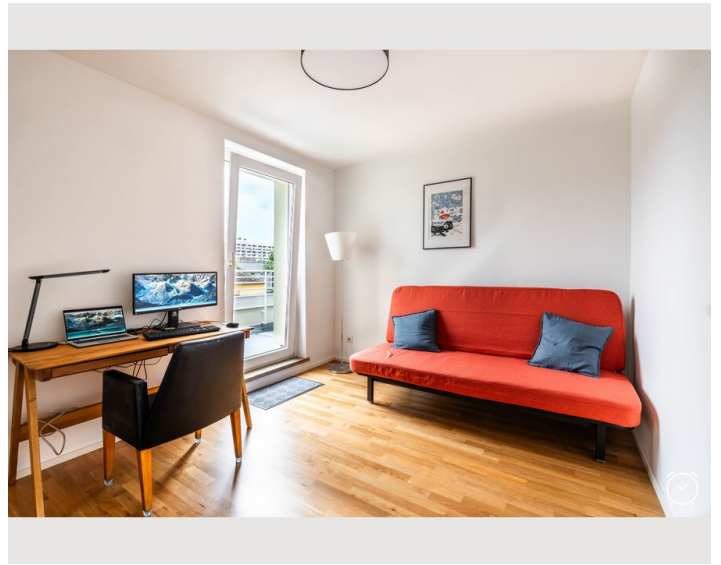
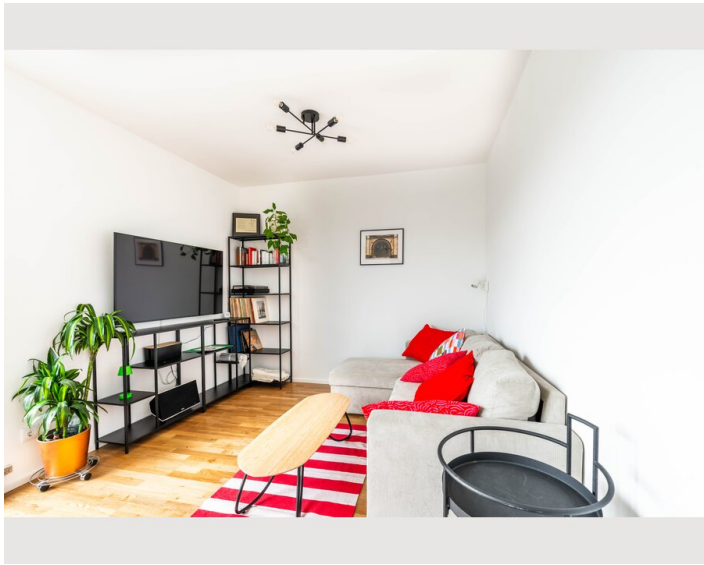
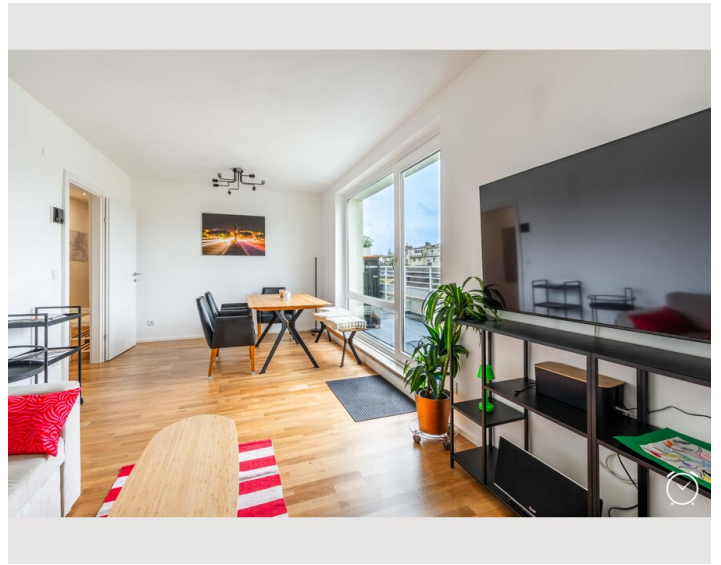
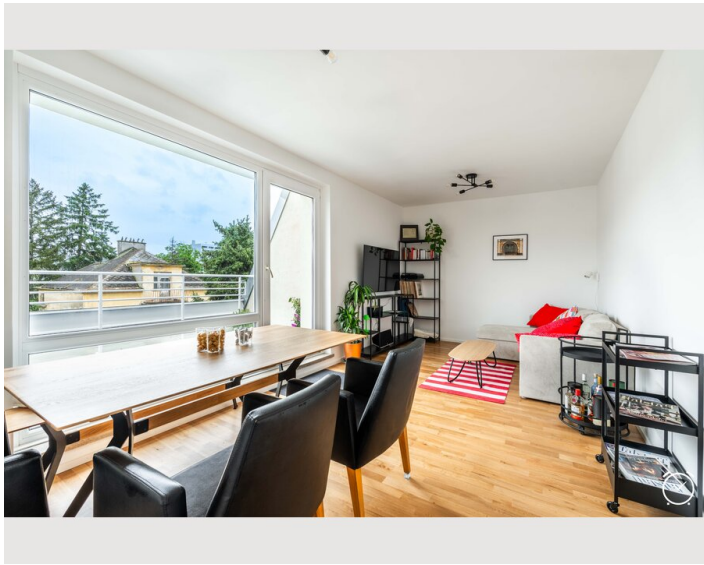
### Kitchen

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

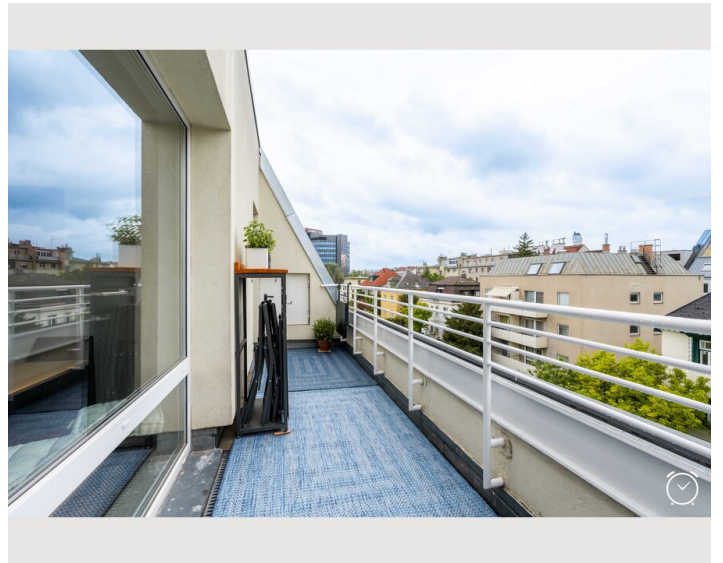
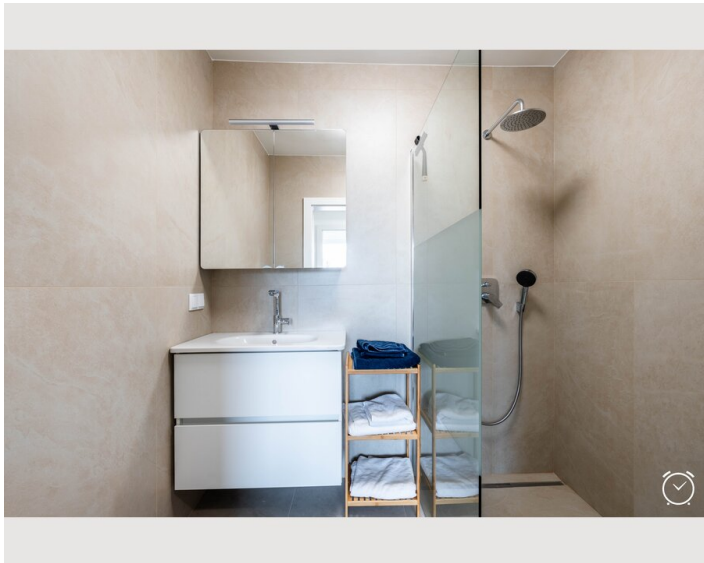
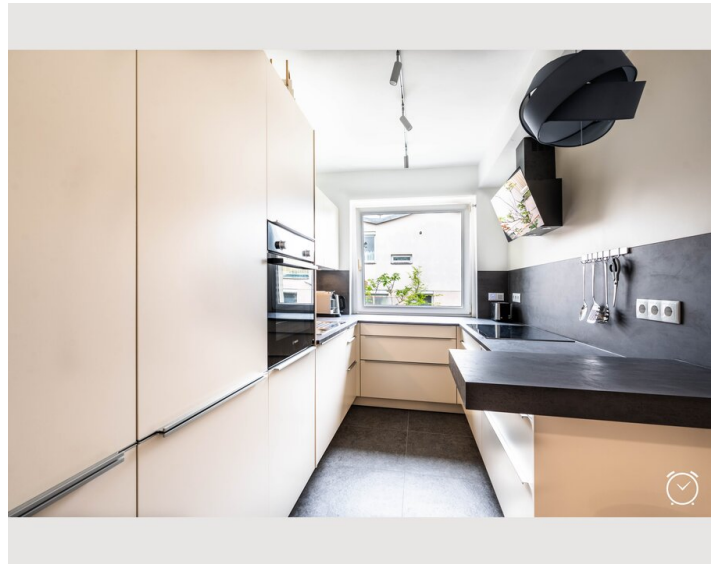
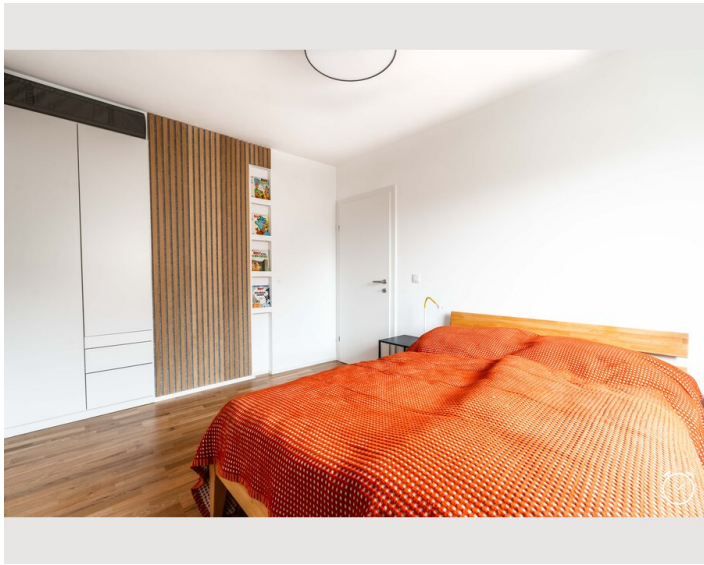
## Informations

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

## Picture gallery








## Video

[Goto Video](#)



## Infrastructure

 Subwaystation U4 "Braunschweiggasse"  
300m/5min walk

The apartment is located in a sought-after, quiet residential area of Vienna's 13th district, on the edge of Hietzing Cottage. Hietzing is known for its green surroundings and cultural highlights. Here, you'll experience the perfect balance between urban lifestyle and natural relaxation. The U4 Braunschweiggasse subway station is about a 5-minute walk away and takes you directly to the city center in just under 15 minutes. The nearby Hietzinger Platz offers excellent amenities, including shops for everyday needs, as well as restaurants and bars.

The immediate surroundings also offer ample leisure activities, such as the Schönbrunn Palace Gardens and the Schönbrunn Zoo. The nearby Vienna Woods are easily accessible via the Wiental cycle path

## Location

