

ROOM, 1050 VIENNA

# Pleasantly bright and quiet apartment, centrally located

Object number: WWYZ1

## View and rent online

Sunny and bright, cozy apartment in the 5th district, directly adjacent to the 4th district. 4th floor with a view, centrally and quietly located, with a pleasant and friendly atmosphere and a simple yet stylish interior.

Period Number of persons	30/07/ - 30/08/2025 2
Total incl. VAT.	€ 1.817,50
Security deposit	€ 1.400,00

l	<b>Living space</b> 55m²	Ĩ	<b>4. floor</b> Elevator available
(88)	<b>Maximum occupancy</b> 2 Persons	<del>ال</del>	<b>Check-in</b> 10:00 - 18:00 Clock
Â	<b>Complete accommodation</b> ⑦ 1 private bathroom 1 Living-Sleepingroom	€	<b>Check-out</b> 08:00 - 14:00 Clock

## **Sleeping options**

Living and sleeping			
	1x Double bed (1,40 m x 2 m)	1x Sofa bed (1 person)	

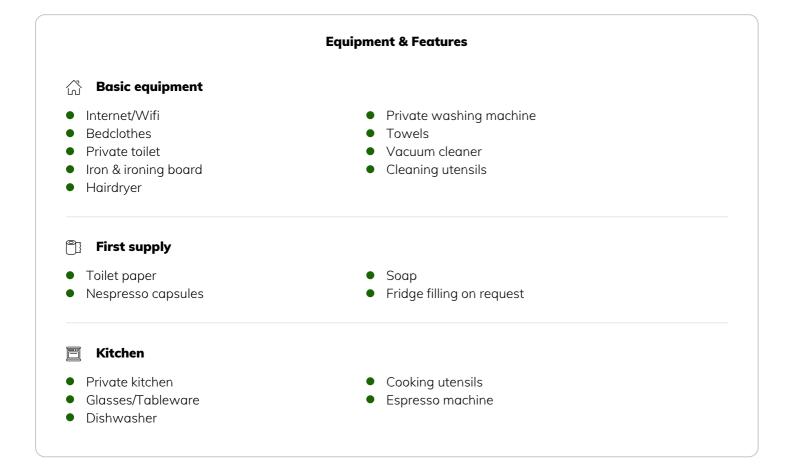
#### **Descripiton of accommodation**

The sunny, bright apartment with parquet flooring, original double doors and high ceilings is located on the fourth elevator floor of a friendly, generally renovated Viennese Gründerzeit building. It is on the fourth floor, with windows in two directions (north-east: bedroom, south-west: kitchen, entrance area), which gives the apartment a pleasantly bright atmosphere and good ventilation.

In the spacious, bright entrance area there is a checkroom with mirror and seating as well as a shoe rack. In the hallway there is a cupboard with plenty of storage space, next to it a shelf with an iron, ironing board, vacuum cleaner etc. The entrance hall leads to all other rooms, each of which can be accessed separately: The kitchen with cozy seating area and views, the bathroom with bathtub and shower, the toilet and the spacious bedroom and living room. The quiet bedroom/living room is equipped with blackout blinds and curtains as well as a solid wood double bed with bed linen made from natural materials (linen, 140 cm x 220 cm) for a good night's sleep. A room divider can optionally separate the sleeping area from the living area. There is also a stylish, comfortable sofa, a desk and bookshelves in this beautiful room.

The separate toilet can be ventilated via a window on the courtyard side. The bathroom is very spacious and has a bathtub with integrated shower and a new washing machine. The kitchen is fully equipped with a spacious fridge, electric stove and oven, a dishwasher as well as cutlery, crockery, glasses and cooking utensils.

Personally, I particularly enjoy the quiet, sunny kitchen with a view across the courtyard - you can hear the birds chirping and admire the sunset. For concentrated work and reading, I like to stay in the living room/bedroom, from where you can also see the Viennese sky.



### Informations

- Smoking not allowed
- Desk/Workplace
- Pets forbidden

- Short-term parking zone subject to a charge
- Private entrance
- Regular cleaning at extra cost

## **Picture gallery**











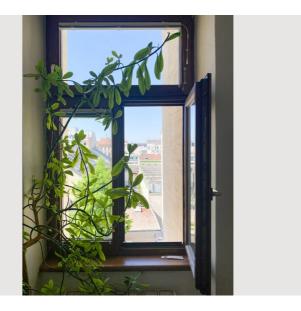












#### Infrastructure

Ē	13A, 2 minutes walk		Vienna Airport, 40 minutes
Ē	59A, 14A, 2 minutes walk	₩ ₽	2 minutes walk
D	Subway U4, 8 minutes walk	Ð	Streetcar, 5 minutes walk
D D	Vienna Central Station, 9 minutes direct by bus 13 A	0	Opera, 20 minutes walk

The building is located in a quiet one-way street with mature trees. All daily necessities are just a few minutes' walk away, as are numerous transport links, as bus and streetcar stops in the immediate vicinity (2 - 5 minutes on foot), a subway station (approx. 9 minutes on foot or two stops by bus) and Vienna Central Station (approx. 9 minutes away by bus). Various grocery stores, pharmacies and bakeries are easily accessible within 2 - 5 minutes.

The neighborhood is very young and dynamic, so there are many nice cafés, restaurants, bars and specialty stores in the area. The famous Viennese Naschmarkt is about 10 minutes away, and the opera is another 10 minutes' walk from there. Movie lovers can walk to the arthouse cinema in just two minutes. The surrounding area is also well connected with cycle paths.

#### Location

