



3 ROOM APARTMENT, 1160 VIENNA

## Modernly furnished apartment overlooking Viennas rooftops

Object number: WAHQ2

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<b>Period</b>	20/12/2025 - 20/01/2026
<b>Number of persons</b>	2
<b>Total</b> incl. VAT.	€ 2.063,28
Security deposit	€ 1.500,00



### Living space

85m²



### Maximum occupancy

3 Persons



### Complete accommodation ?

1 Private bathroom 2 Separated bedrooms



### Ground floor

Elevator available

## Sleeping options

### Sleeping room



1x Single bed



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

## Description of accommodation

85m<sup>2</sup> in size the bright apartment is flooded with sunlight and is ideally situated near Viennas city centre. The apartment is located on the 6th floor with an elevator and provides the character of an attic floor with the advantage of not having pitched roof areas. It is modernly furnished, provided with beautiful parquet floors and offers plenty of space for up to 3 persons to live in.

All rooms look to the east and can be separately accessed by the corridor no walk-through rooms. There is a practical, small and completely dry compartment in the basement.

Kitchen: completely equipped, bright kitchen with kitchen equipment in mint condition, oven, dishwasher, refrigerator with freezing compartment, microwave, toaster, electric kettle, coffee machine, and plenty of dishes, pots, pans and other kitchen implements.

Bathroom and separate toilet: friendly bathroom with shower, washing machine, hairdryer, towels; separate toilet

Living room: bright, ample living room with a cosy corner sofa and a dinette with plenty of room, additional commode. For your entertainment there is a 50 inch flat screen, SAT TV, a stereo system, CD player, radio and DVD player.

Bedroom: quiet bedroom, comfortable bed for 2 persons , big wardrobe and additional dresser.

Guestroom/nursery/home office: bright room with a comfortable bed (120cm), a small desk and a spacious wardrobe.

Due to the direct proximity to the center of Vienna the flat combines the advantages of life in an urban centre and the closeness to nature. Local recreation areas as the Steinhofgründe and the Wilhelminenberg are situated in close surroundings. The tram line 44 (in front of the house) takes you to Schottentor, directly in the city centre, in 8 minutes. Additionally the tramways 9 and 2 are located in immediate proximity to the flat (300m).

The infrastructure and the local supply are very convenient. Within walking distance (100-300m) there are shopping facilities and extensive, culinary offers. The Brunnenmarkt as well as the Yppenplatz offer cultural and culinary specialities.

## Equipment & Features

### Basic equipment

- Private toilet
- TV
- Towels
- Hairdryer
- Community washing machine
- Internet/Wifi
- Bedclothes

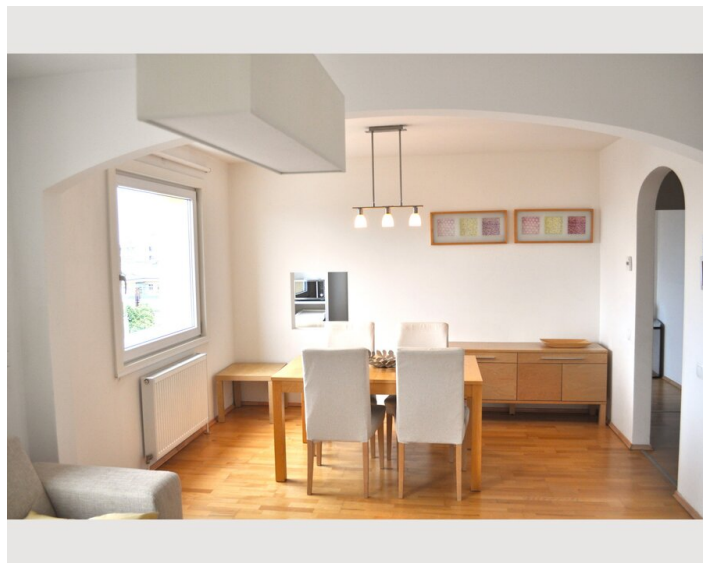
### Kitchen

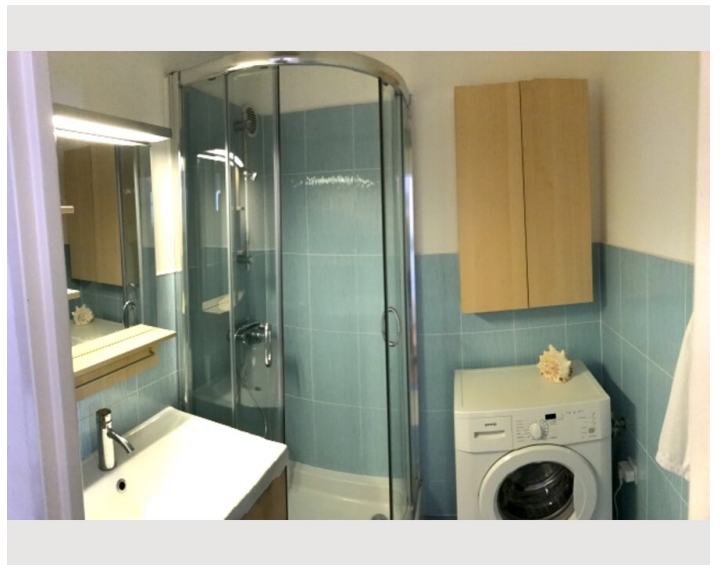
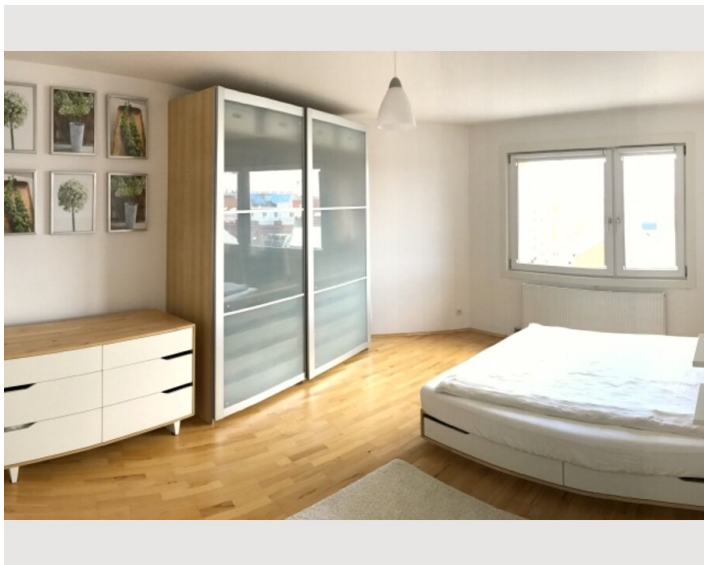
- Private kitchen
- Dishwasher
- Coffee machine
- Kitchenette
- Microwave
- Glasses/Tableware

## Informations

- Smoking not allowed
- Pets forbidden

## Picture gallery







Location

