



3 ROOM APARTMENT, 1140 VIENNA

## Traditional Viennese Gründerzeit for couples (with child)

Object number: HEIR3

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<b>Period</b>	21/12/2025 - 21/01/2026
<b>Number of persons</b>	2
<b>Total incl. VAT.</b>	€ 2.390,12
Security deposit	€ 1.700,00



### Living space

85m<sup>2</sup>



### Maximum occupancy

3 Persons



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

1 Private bathroom 2 Separated bedrooms



### Ground floor

Elevator available

## Sleeping options

### Sleeping room



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



1x Sofa bed (2 persons)

## Description of accommodation

Enjoy typical Viennese living atmosphere with rooms more than three meters' high, real brick walls and original Wilhelminian floor tiles in this 85 sqm flat on the second floor (elevator). The house as well as the flat has been completely renovated in 2011, now offering unique comfort with its sunny and quiet 20 sqm balcony facing a large courtyard and its high-end interior. The flat is flooded with light and fitted with tailor-made furniture. Its spacious living room includes a generous kitchen fully equipped with high-end appliances. The bedroom boasts its own access to the balcony as well as its own bathroom and walk-in wardrobe, an office room provides a couch to sleep on - ideal for couples, also with child. Closets from floor to ceiling provide lots of storage space and a fireplace ensure coziness at winter evenings. TV and balcony furniture are provided, a washing machine and dryer are available in the cellar of the house. Central heating incl hot water, electricity and general operating costs are included. Internet is available (WLAN). Weekly cleaning can be provided on request (at a fee), parking spaces can potentially be rented in the vicinity. The flat can be reached barrier-free.

Only five minutes walking will take you to the underground station Hütteldorfer Straße, where line U3 takes you in only 6 minutes to the Vienna's most popular shopping street (Mariahilferstraße). It's only 11 minutes right into the heart of the city, to Stephansplatz. Three tramway and one suburban line take you to more parts of the city, as well as to Vienna's western green hills, the Wienerwald. For runners, Schönbrunn castle's parks are ideal (5 min running distance), or try the hilly Baumgartner Höhe (20 min.). In this lively residential area in Vienna's 14th district, more than five supermarkets, a local market, drugstores, bakeries and banks, as well as a couple of nice restaurants are within a five-minute walking distance. Families will enjoy the public children's swimming pool (in summer), as well as the playground, both directly in front of the house. Schönbrunn's zoo, more playground, swimming pools and sports facilities can be reached within 10-15 minutes. Vienna Airport is 30 minutes away.

## Equipment & Features



### Basic equipment

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



### Kitchen

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

## Informations

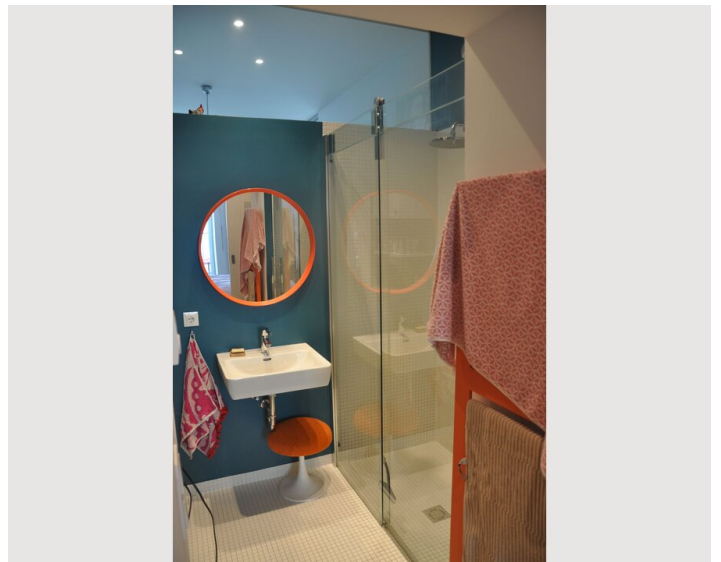
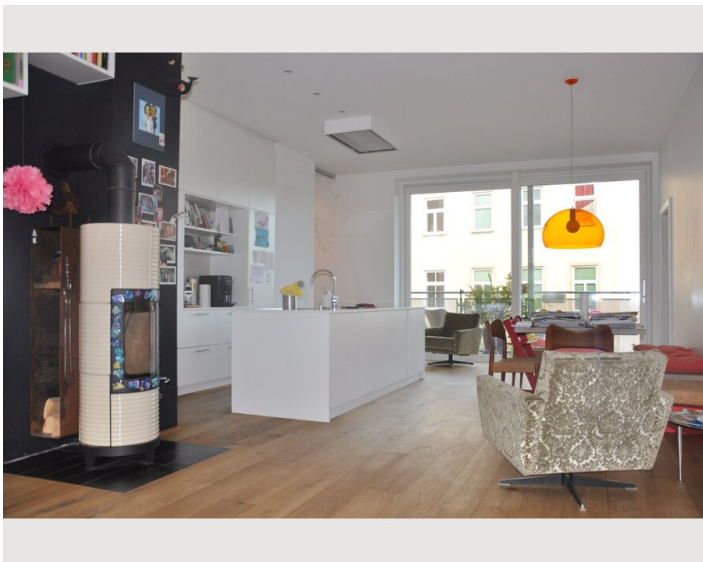
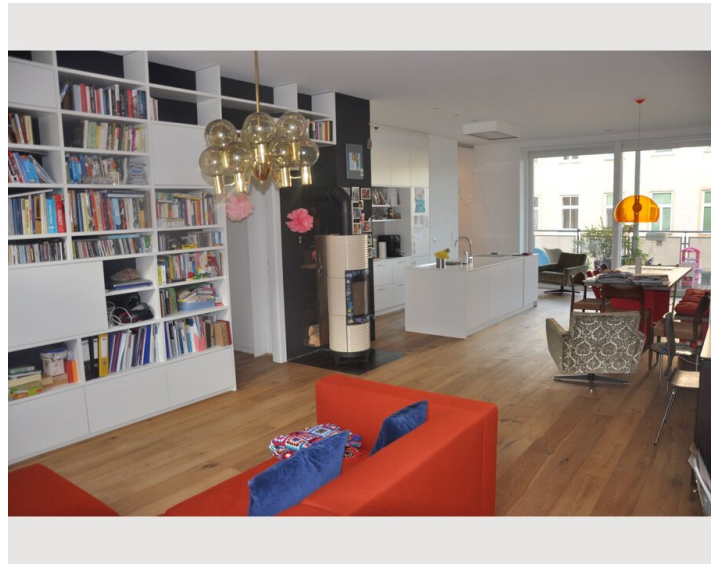
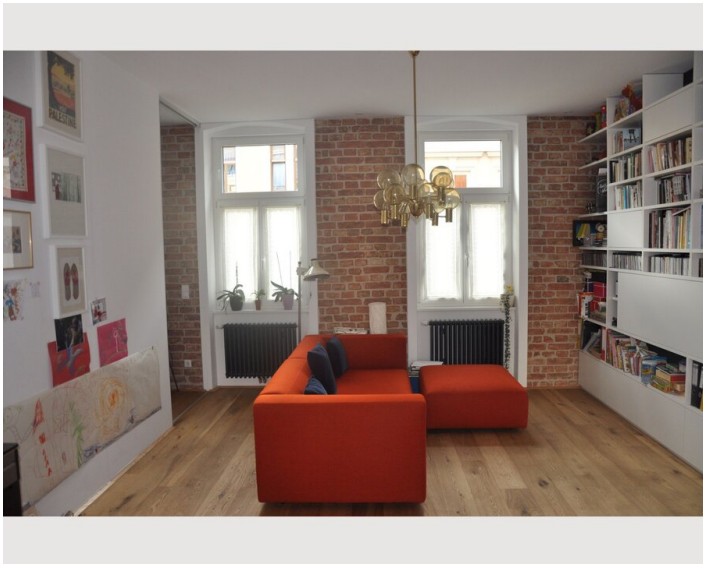
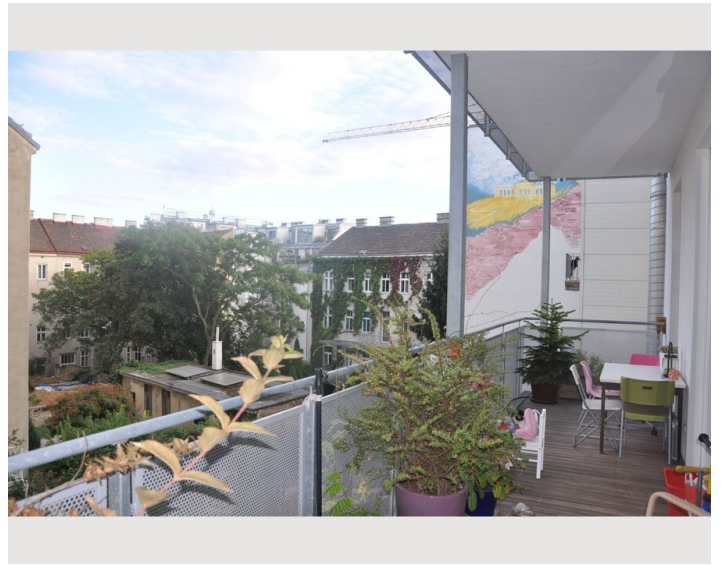
- Smoking not allowed
- Short-term parking zone subject to a charge
- Pets forbidden

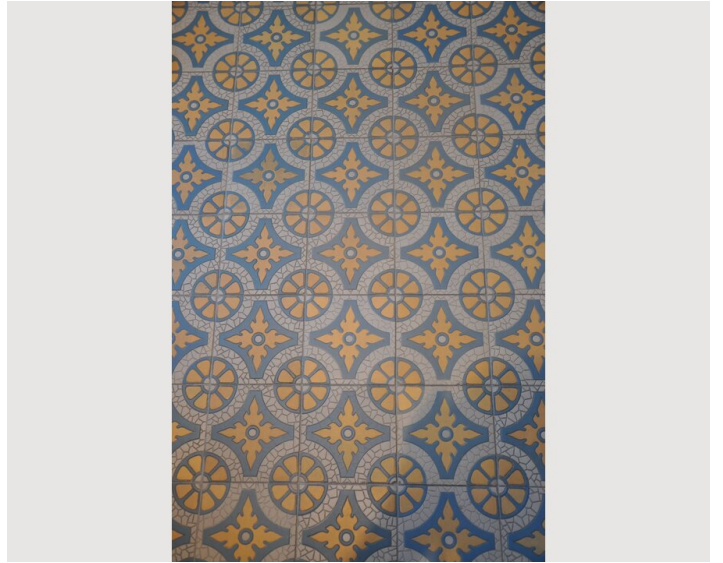
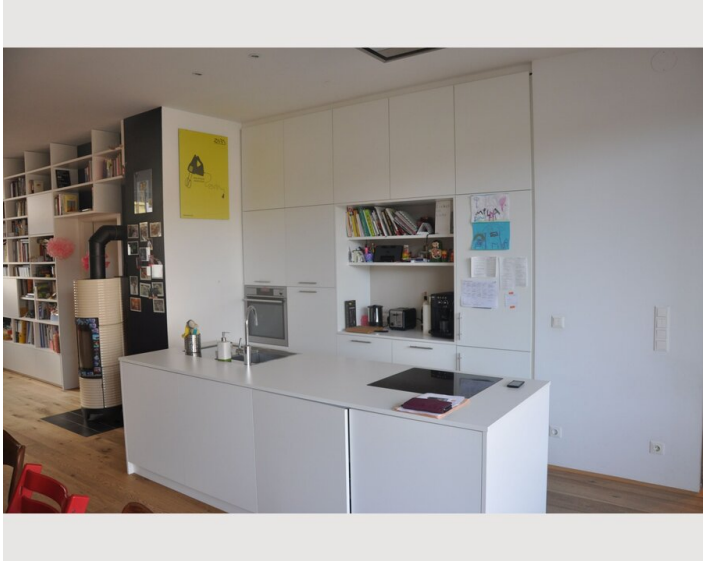
## Additional services

- Regular cleaning

All prices are gross per month - billing is done directly with the lessor.

## Picture gallery





## Location

