

2 ROOM APARTMENT, 1200 VIENNA

## Beauty and quiet Apartment directly at the Augarten

Object number: GISB7

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Quiet apartment in central location

<b>Period</b>	01/05/ - 31/05/2026
<b>Number of persons</b>	2
<b>Total incl. VAT.</b>	€ 2.623,86
<b>Security deposit</b>	€ 2.000,00



### Living space

50m<sup>2</sup>



### Maximum occupancy

4 Persons



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

1 Private bathroom 2 Separated bedrooms 1 Living-Sleepingroom



### 3. floor



### Check-in

14:00 - 23:00 Clock



### Check-out

00:00 - 10:00 Clock

## Sleeping options

### Bedroom 1



1x Double bed (1,60 m x 2 m)



1x Sofa bed (2 persons)

### Bedroom 2



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

### Living & Sleeping



1x Double bed (1,60 m x 2 m)

## Descripton of accommodation

Newly renovated, bright and quiet 2-room apartment in a historic house (1890) directly at the Augarten. The apartment is located in the 20th district ( Brigittenau ) and is located close to the center. The apartment is about 50 m<sup>2</sup> in size and suitable for 2-4 persons. The apartment has been completely renovated.

The apartment has 2 bedrooms. The big sleeping room is furnished with a double bed and the small bedroom with a modern sofa bed with innerspring mattress, which can be used when needed as a double sofa bed.

There is a small dining area for 4 people. The Kitchen is equipped with a cooker with ceramic hob, fridge freezer and a dishwasher. Crockery and cutlery is available.

The modern bathroom has a bath / shower, WC , wash hand basin , heated towel rails and a hairdryer.

The house has a laundry room that can be used on request.

It is a Non Smoking apartment.

On request we can provide cots or extra beds are available.

It is a quiet and friendly apartment in a historic house (1890) directly at the Augarten. The apartment is located in the 20th district (Brigittenau) and is located close to the center.

The spacious apartment has a size of approximately 89 m<sup>2</sup>. The apartment sleeps 4-7 people and is ideal for families or small groups.

The two bedrooms are furnished with king-size beds and the small bedroom has a pull out sofa in when needed. The sleeping areas are equipped with bedside tables, lamps, chests of drawers and cabinets.

The kitchen is equipped with upper and lower cabinets, refrigerator, dishwasher, gas stove, an oven, cutlery, kettle and crockery.

Directly connected to the kitchen is a cosy dining area.

We are happy to also provide beds or cots available on request.

The entrance from the Augarten is located in front of the house and offers a quiet place to walk and relax. In the park there for the children's playgrounds and a children's pool. In the immediate vicinity are shops for daily needs, restaurants as well as bakeries, coffee shops, doctors and pharmacies.

The city center can be reached by walking through the Augarten, or by public transport. The U4 station "Friedensbrücke" is located in the immediate vicinity. The stop "Gaußplatz / Klosterneuburger Straße" tram lines 2 and 31 and "Wallensteinplatz" tram lines 5 and 33, can be reached in a few minutes. There are also bus lines directly under the house, which regularly lead to downtown.

Please consider to the neighborhood consideration.

For request (not included): regularly room cleaning and change of bed linen and towels, parking place/garage (if available)

## Equipment & Features



### Basic equipment

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



### First supply

- Toilet paper
- Soap
- shampoo
- Nespresso capsules



### Kitchen

- Private kitchen
- Glasses/Tableware
- Dishwasher
- Kitchenette
- Filter coffee

## Informations

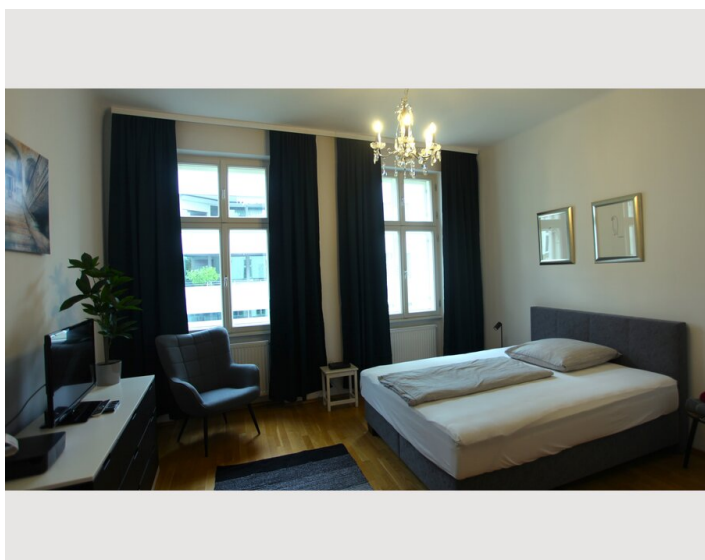
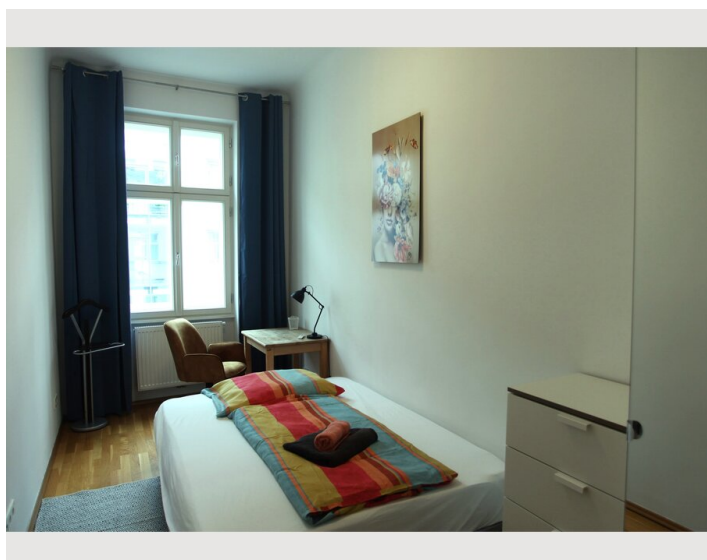
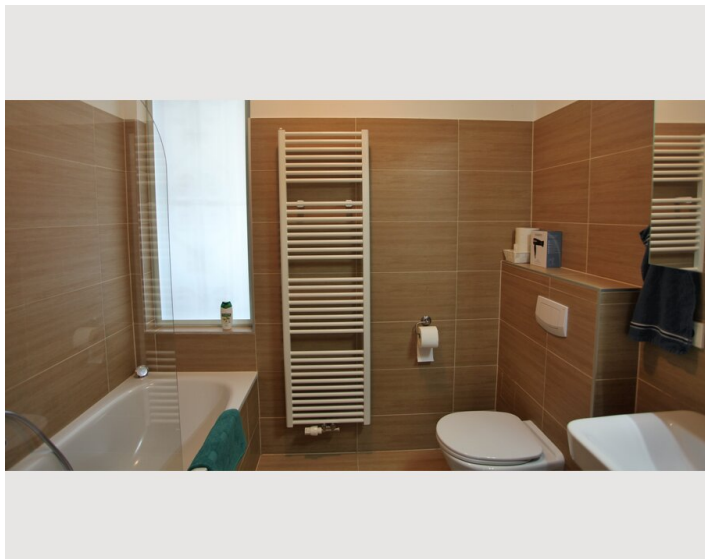
- Suitable for construction workers
- Smoking not allowed
- Desk/Workplace
- Regular cleaning at extra cost
- Suitable for children
- Short-term parking zone subject to a charge
- Pets on request
- Bicycle room free of charge

## Additional services


- Garage
- Regular cleaning


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


## Picture gallery



## Infrastructure

 2 minutes

 3 minutes

 7 minutes

The main entrance to Augarten is directly in front of the house and offers a quiet place to walk and relax. There are playgrounds for children and a lovely children's outdoor pool in summer. Shops for daily needs, restaurants, bakeries, cafés, doctors and pharmacies are in the immediate vicinity. You can get to the city center with a walk through Augarten or by public transport: the U4 station Friedensbrücke is in the immediate vicinity. The Gaußplatz/Klosterneuburger Straße stop for tram lines 2 and 31 and Wallensteinplatz tram lines 5 and 33 can be reached in just a few minutes on foot. There are also bus lines directly at the house that regularly lead to the city center.

## Location

