



3 ROOM APARTMENT, 1040 VIENNA

## XL - Apartment near the State Opera

Object number: WH 5

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<b>Period</b>	09/12/2025 - 09/01/2026
<b>Number of persons</b>	2
<b>Total</b> incl. VAT.	€ 4.307,70
Security deposit	€ 3.200,00



### Living space

78m<sup>2</sup>



### Maximum occupancy

4 Persons



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

1 Private bathroom 2 Separated bedrooms



### 2. floor

Elevator available



### Check-in

14:00 - 23:00 Clock



### Check-out

00:00 - 11:00 Clock

## Sleeping options

### Bedroom 1



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

### Bedroom 2



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

## Descripton of accommodation

Spacious and bright 78 square metres await you in this flat in the immediate vicinity of the Vienna Opera. With its 2 bedrooms, it offers plenty of space for up to 4 people and is perfect as a holiday flat. The modern kitchen-cum-living room is more than 40 m<sup>2</sup> in size and is equipped with a cosy living area, a dining table, flat screen, cable TV and free Wi-Fi. The two bedrooms are located in a quiet courtyard and thus guarantee undisturbed hours of sleep. The close proximity to the city centre makes it possible to go on city tours without having to rely on a car or public transport. > Location The flat is located in the immediate vicinity of the Vienna University of Technology and the famous Kunsthallencafé on Karlsplatz, which is frequented mainly by Vienna's creative people and is also one of the most important transport hubs in the Austrian capital, thus also guaranteeing first-class connections to public transport. If one of your destinations is not within walking distance, Karlsplatz station can be reached on foot in 2-3 minutes and offers connections in practically all directions with the underground lines U1, U2 and U4 and numerous other tram and bus connections. Hotspots in the immediate vicinity include the Kunsthalle Wien, the Karlskirche, the Musikverein and the Vienna State Opera. > The very spacious living room is equipped with a comfortable king-size couch, which invites you to sit comfortably together or watch flat screen and cable TV. For surfing the Internet and checking e-mails, our guests can of course use the free WLAN with high-speed Internet. A hi-fi system with connection for iPhone, iPad & Co. is available for listening to music and radio. Meals prepared in the kitchen, which is equipped with a cooker, refrigerator and freezer, extractor bonnet, dishwasher, various coffee-making facilities (Nespresso, filter coffee), kettle, cooking and eating utensils as well as cutlery, can be served and taken on the dining table for up to 6 people. The two bedrooms each have a double bed, and in the larger of the two there is a spacious wardrobe where you can store the clothes you have brought with you. The bathroom has a bathtub and a washbasin with mirror. For daily personal hygiene, fresh towels and a hairdryer are always available for our guests. > Extras Free WLAN Flatscreen & cable TV Coffee maker Dishwasher Washing machine? If required or requested in advance: cot & high chair PRICES: The prices shown are for an occupancy of up to 2 persons. For each additional person, we will be happy to provide you with an individual offer!</p>

### Equipment & Features



#### Basic equipment

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



#### Kitchen

- Private kitchen
- Cooking utensils
- Espresso machine
- Dishwasher
- Kitchenette
- Glasses/Tableware
- Filter coffee

### Informations

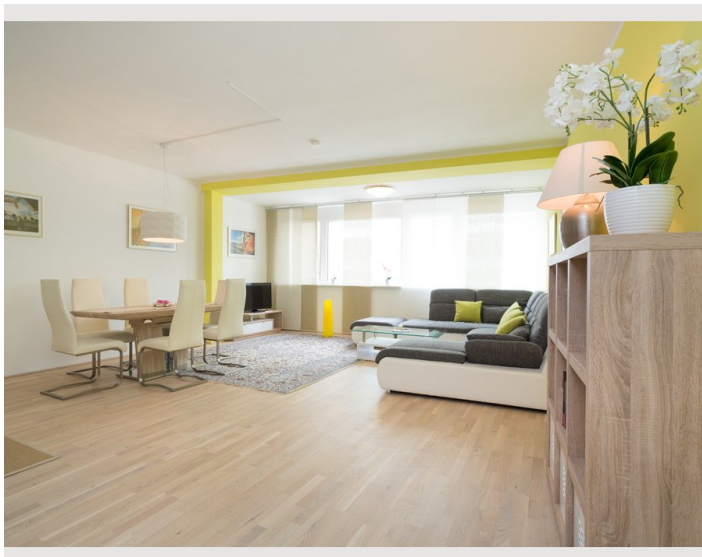
- Smoking not allowed
- Desk/Workplace
- Regular cleaning free of charge
- Short-term parking zone subject to a charge
- Pets on request

### Additional services

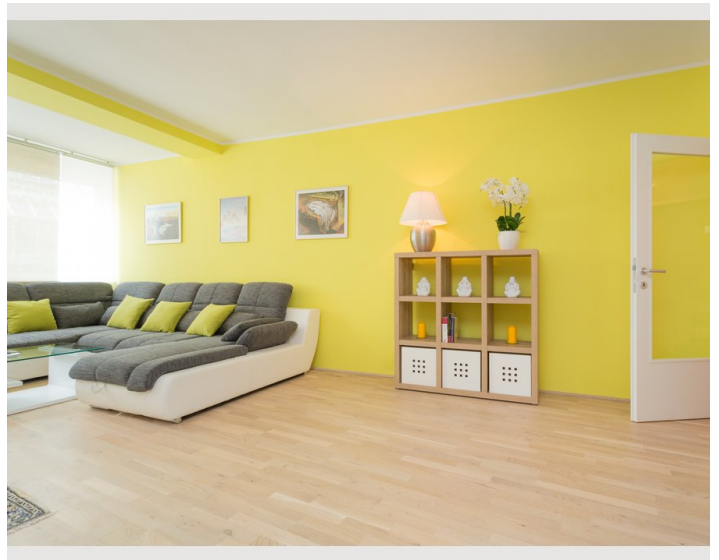
- Regular cleaning

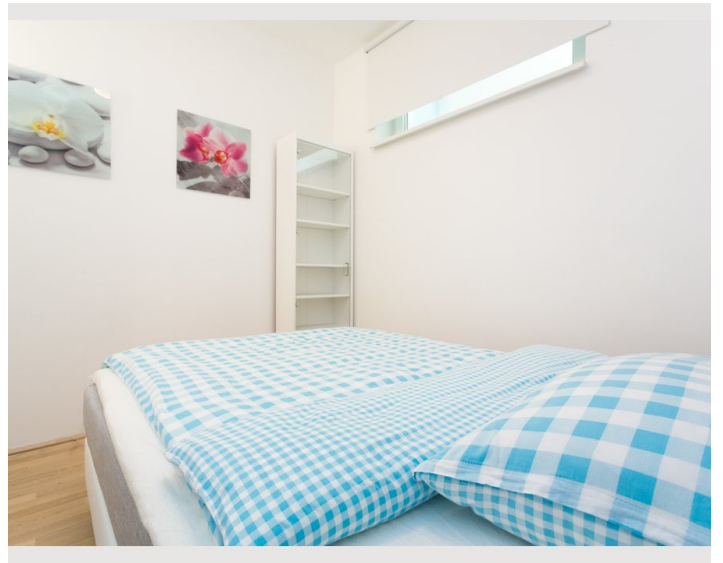
All prices are gross per month - billing is done directly with the lessor.

### Picture gallery













**Location**

