



2 ROOM APARTMENT, 1230 VIENNA

## Green oasis in Vienna - whole house floor with garden use

Object number: EG001

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<b>Period</b>	17/12/2025 - 17/01/2026
<b>Number of persons</b>	2
<b>Total incl. VAT.</b>	€ 1.723,18
<b>Security deposit</b>	€ 1.300,00

Our house is located in a quiet residential area in the 23rd district surrounded by a fruit and vegetable garden. In 10-15 minutes you can reach the underground, 5 minutes to the bus that takes you to the Meidling train station (S-Bahn and U-Bahn).



### Living space

50m²



### Maximum occupancy

4 Persons



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

1 Private bathroom 1 Separated bedroom 1 Living-Sleepingroom



### Ground floor



### Check-in

15:00 - 23:59 Clock



### Check-out

06:00 - 11:00 Clock

## Sleeping options

### Sleeping room



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

### Living and sleeping



1x Sofa bed (2 persons)

## Descripton of accommodation

The approximately 50m<sup>2</sup> house floor is on the ground floor of the house. We are happy if you feel comfortable with us and have furnished the house as we like to live when we are traveling. A few steps lead to the entrance of the house. The first room you enter is the shared vestibule. You can accommodate your outdoor wardrobe here - the tiled floor is beautiful and robust. The first door on the left leads to your house floor. You enter a spacious central anteroom with enough space for a cloakroom. From here you can reach the kitchen, living room, bathroom / toilet and bedroom. In the anteroom you will find an information folder with everything you need to know about public connections, shopping opportunities and things to do in the near and far surroundings. In the cozy kitchen there is a dining area for 4 people with a view of the large cherry tree in the garden. Above the kitchen is the living room with a sofa bed (160 / 200cm) and a box with reading material for enjoyable hours. From the living room there is a connection to the large bedroom which, in addition to the 160cm wide double bed, also offers a small coffee table with 2 comfortable armchairs to relax. Your wardrobe can be stored in the large closet. The bathroom is equipped with a toilet, a small washstand and a hip bath with shower. The window allows the humid air to be vented quickly. The heating is done via infrared panels. Each room has its own thermostat to control the temperature. In the garden you can look for a comfortable place to relax with the available deck chairs. There is almost no traffic in the streets and it is very quiet. You can park your car free of charge either in the alley or in the driveway on the property.

## Equipment & Features



### Basic equipment

- Garden
- Private washing machine
- Towels
- Private parking space
- Cleaning utensils
- Internet/Wifi
- Bedclothes
- Private toilet
- Vacuum cleaner
- Hairdryer



### First supply

- Toilet paper
- Soap



### Kitchen

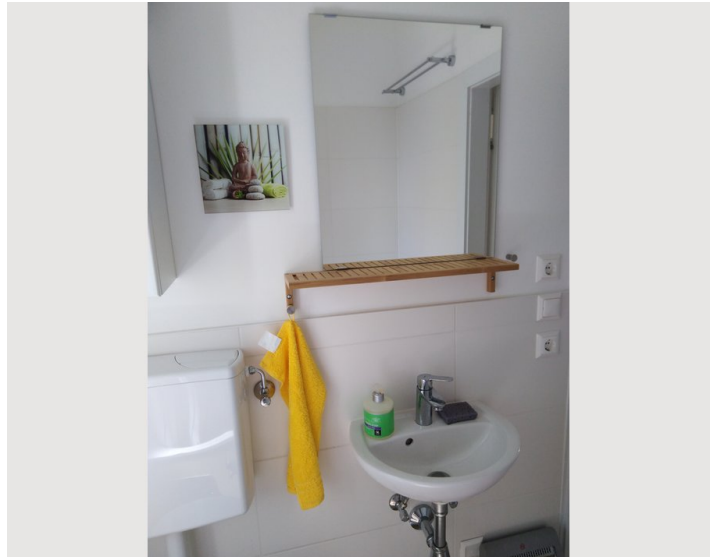
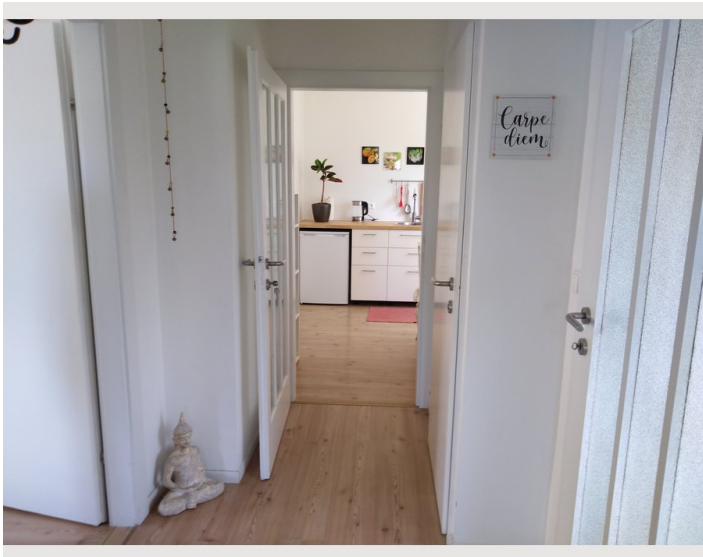
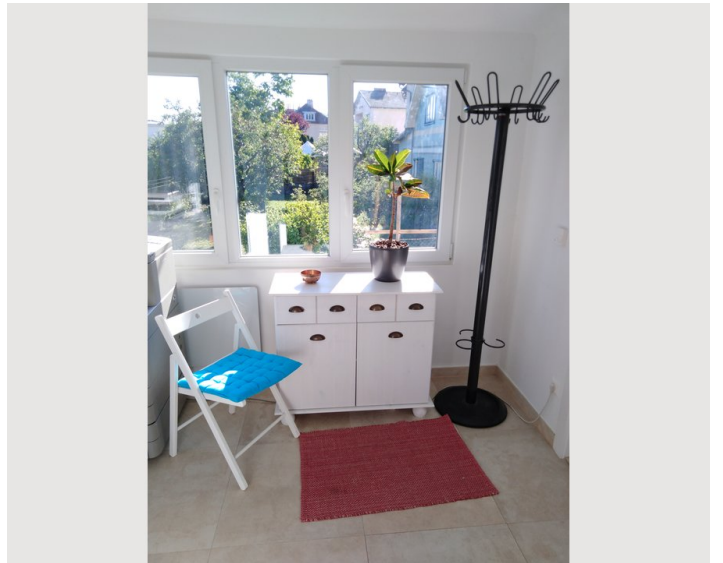
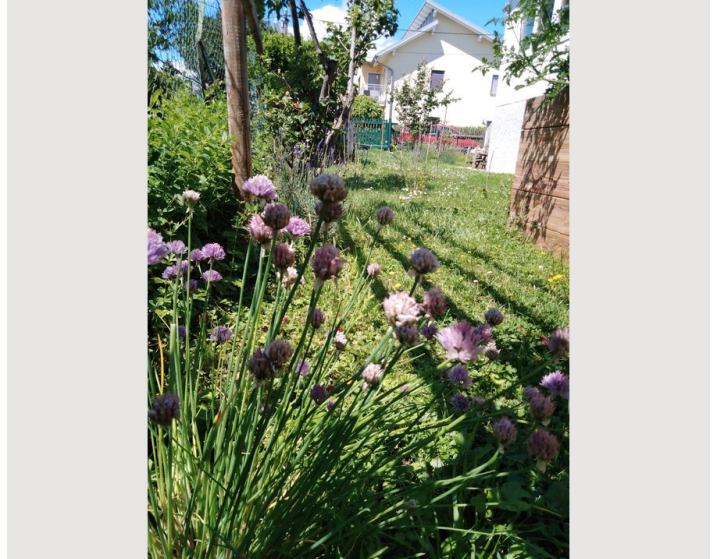
- Private kitchen
- Glasses/Tableware
- Cooking utensils
- Filter coffee

## Informations

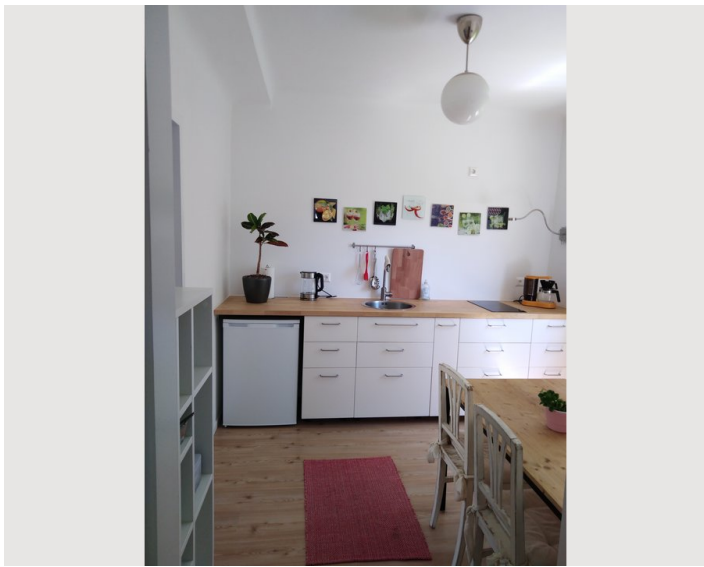
- Suitable for children
- Smoking not allowed
- Pets forbidden
- Bicycle room free of charge

## Picture gallery















### Infrastructure

 5 minutes walk

 60 minutes public, at least 25 minutes by car

 U6 10-15 minutes on foot

 5-10 minutes on foot

 35-40 minutes by bus and / or subway

It is easy to explore the city from here using public transport. Parking spaces are usually chargeable. According to "Scotty Route Planner" it takes about 35-40 minutes to reach Stephansplatz. You only need 5 minutes by bike to a shopping center where you can get all the daily necessities. Bakeries and cafés can also be found here. The surrounding area offers plenty of green spaces, making it cooler on hot summer days than in the heated city. The next bus stop can be reached in 5 minutes. The subway is a 10-15 minute walk away. The nearby and wider surroundings can be explored, for example, on the bike path that runs along the Liesingbach. To the south, a trip to Laxenburg is worthwhile. From here you can reach the spa town of Baden via Guntramsdorf, Gumpoldskirchen and Pfaffstätten. There you can discover typical wine taverns that invite you to rest. In the other direction, the path leads to Oberlaa. There is a large thermal bath here. Another variant leads to Schwechat. The route is mostly off roads on dirt roads along the Liesingbach, which allows relaxed driving - especially with children. The Wienerbergteich is highly recommended on hot days. Here you can swim wonderfully free of charge and there is even a nudist area. All of this represents a relaxing contrast to the pulsating city.

## Location

