



ROOM, 1160 VIENNA

## Chic 2-room apartment close to the city center - near Brunnenmarkt

Object number: LEBS1

[View and rent online](#)

Welcome to this newly renovated apartment in a period building. It is located on the third floor of a completely renovated Wilhelminian-era building. It is located in the 16th district, which will be part of the future Vippster quarter.

<b>Period</b>	09/03/ - 09/04/2026
<b>Number of persons</b>	2
<b>Total incl. VAT.</b>	€ 1.210,42
<b>Security deposit</b>	€ 900,00



### Living space

27m<sup>2</sup>



### Maximum occupancy

3 Persons



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

1 Private bathroom 1 Living-Sleepingroom



### 3. floor



### Check-in

16:00 - 20:00 Clock



### Check-out

16:00 - 20:00 Clock

## Sleeping options

### Living & Sleeping



1x Sofa bed (1 person)



1x Sofa bed (2 persons)

## Description of accommodation

Welcome to this newly renovated apartment in a period building. It is located on the 3rd floor of a completely renovated Wilhelminian-era building in the 16th district, which is part of the future Vippster quarter. This chic yet cozy apartment offers one room and features a new, high-quality, comfortable, and well-equipped kitchen (with a refrigerator, microwave with steamer function, portable hotplate, toaster, as well as dishes and cooking utensils), stylish tiled floors and a herringbone wood floor, and a brand-new bathroom/toilet. The light-filled apartment impresses with its lovingly furnished interiors, high stucco ceilings, and bright ambiance. The newly installed pleated blinds on the windows further enhance the coziness. The former winegrower's house is located in a quiet side street, from which you can enjoy the view.

The portable washing machine, the new 58-inch Smart TV, the new coffee machine (capsule/Tchibo), and the new kettle are available for use. The entire apartment is equipped with Wi-Fi. There is also a vacuum cleaner, a first-aid kit, a small fire extinguisher, a small steam iron with an ironing board, a rotary clothesline, a small hairdryer, and towels in a spacious closet. Blankets, pillows, and fresh bed linens can be found on the comfortable pull-out sofa.

The non-smoking apartment is equipped with the following basic amenities: toilet paper, kitchen roll, dish soap, sponges, coffee capsules, trash can with bags, and soap (bathroom).

There is an idyllic courtyard, which serves as a communal garden and can also be used for a rotary clothesline or bicycle parking.

This apartment is located on the one hand in a quiet side street (Brestelgasse), but on the other hand in a very central residential area (with adjacent Ottakringerstraße) with numerous public transport connections and shopping options. All everyday necessities (e.g., Lidl, tobacco shop, etc.) are just a few minutes' walk away, and the Brunnenmarkt and Yippenmarkt are just around the corner. Here, you can find numerous regional products. Numerous tram connections provide quick access to the city center and nearby subway stations, such as Alserstraße (U6), Josefstädter Strasse (U6), and Ottakring station.

There's also a bike path nearby, which leads toward the city center.

Welcome!!!

## Equipment & Features



### Basic equipment

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



### First supply

- Toilet paper
- Soap
- shampoo
- Nespresso capsules



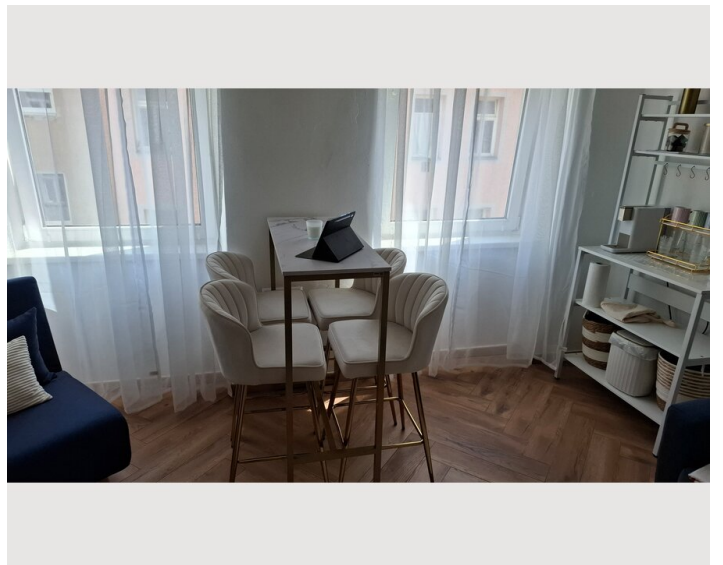
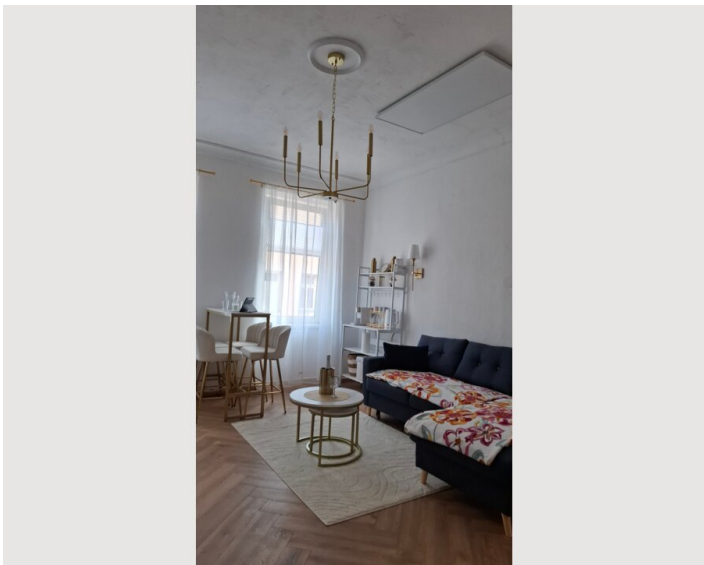
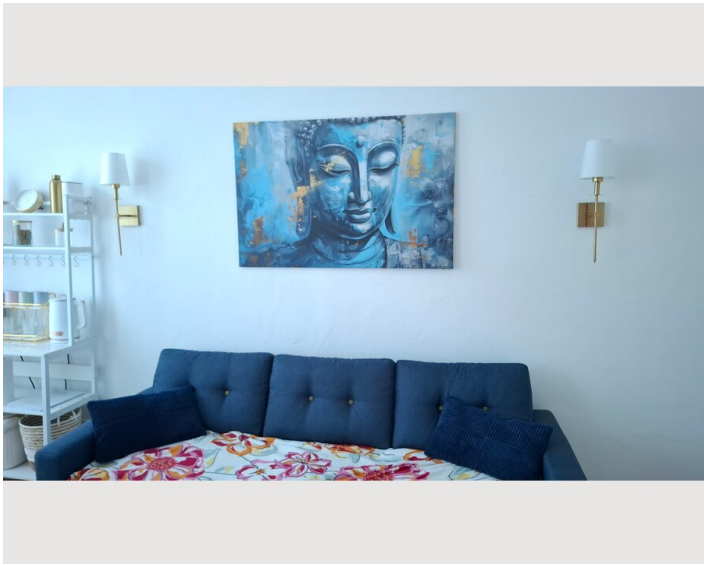
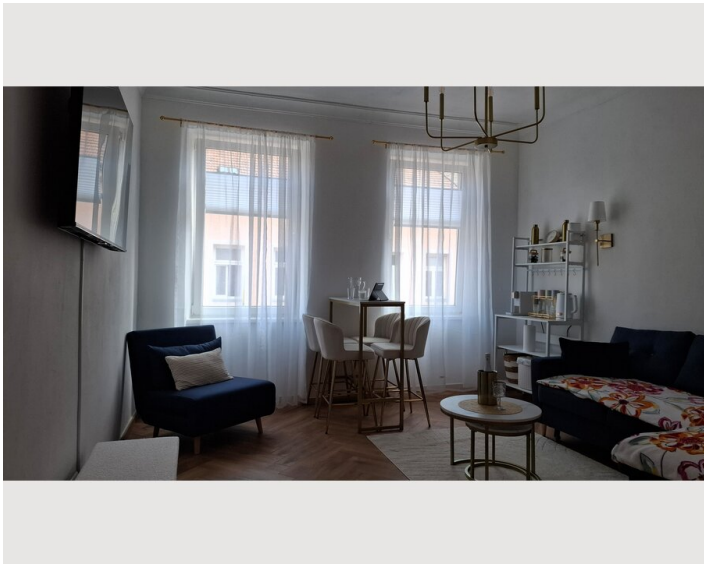
### Kitchen

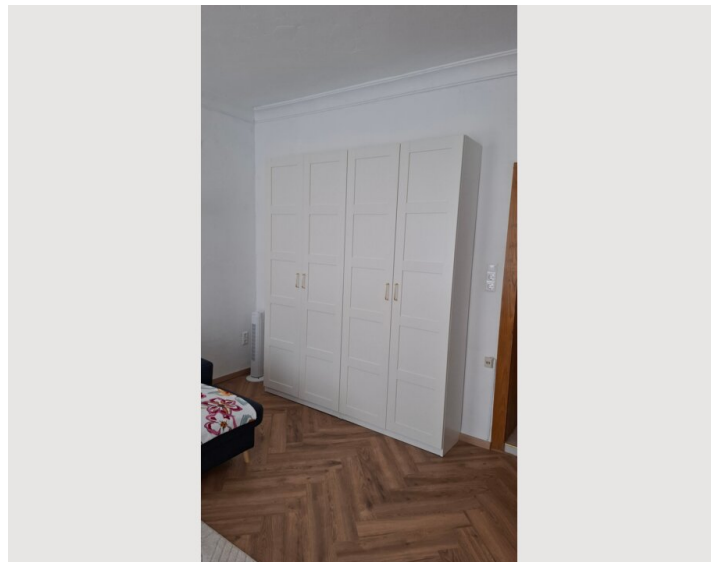
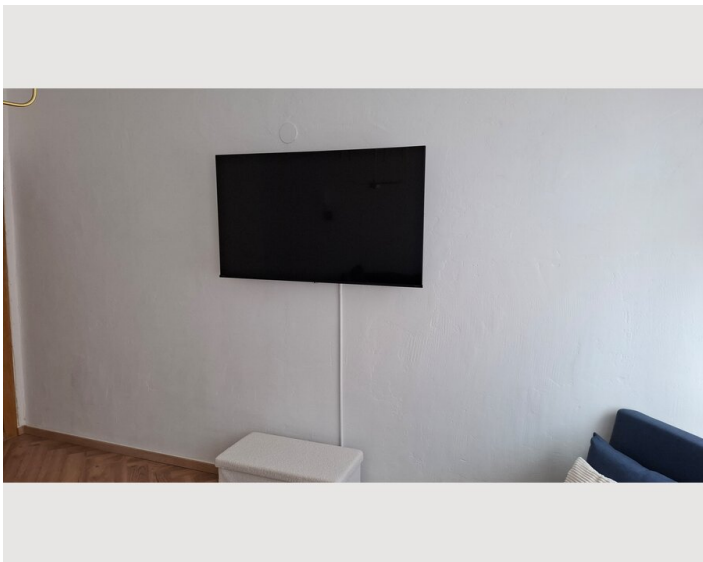
- Private kitchen
- Glasses/Tableware
- Microwave
- Cooking utensils
- Espresso machine
- Steam cooker

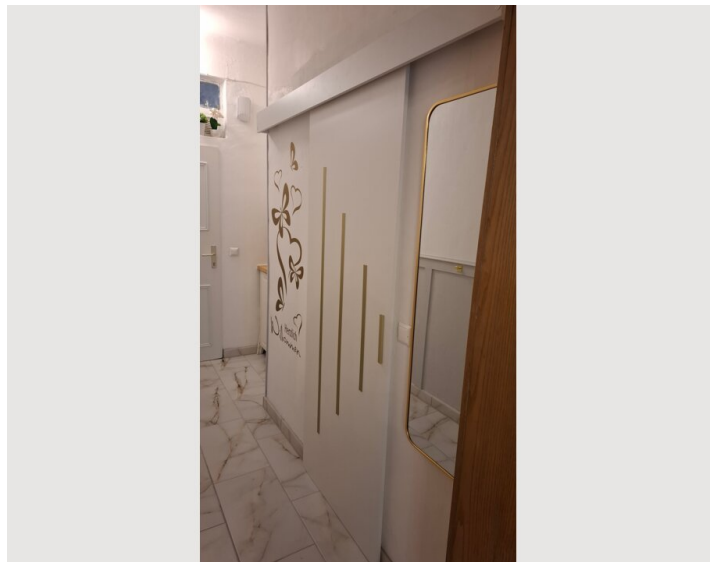
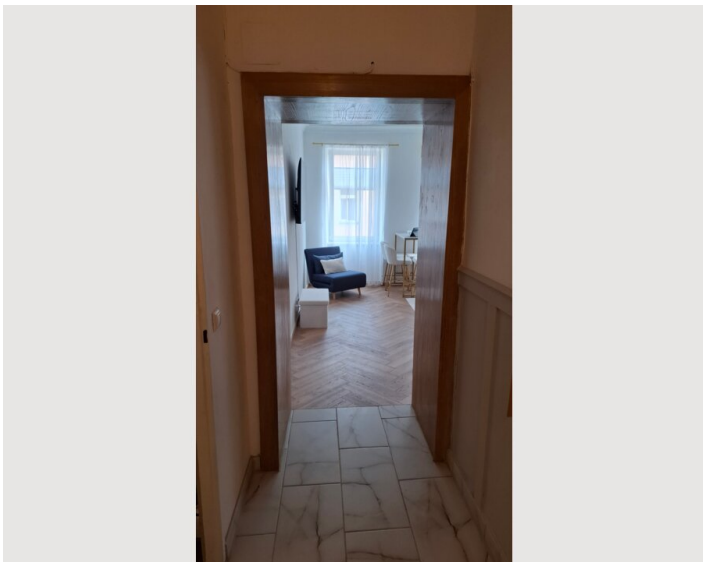
## Informations

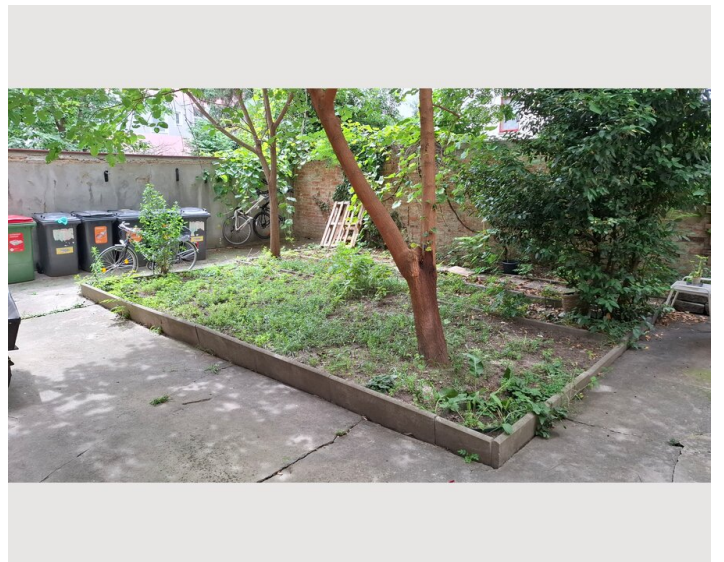
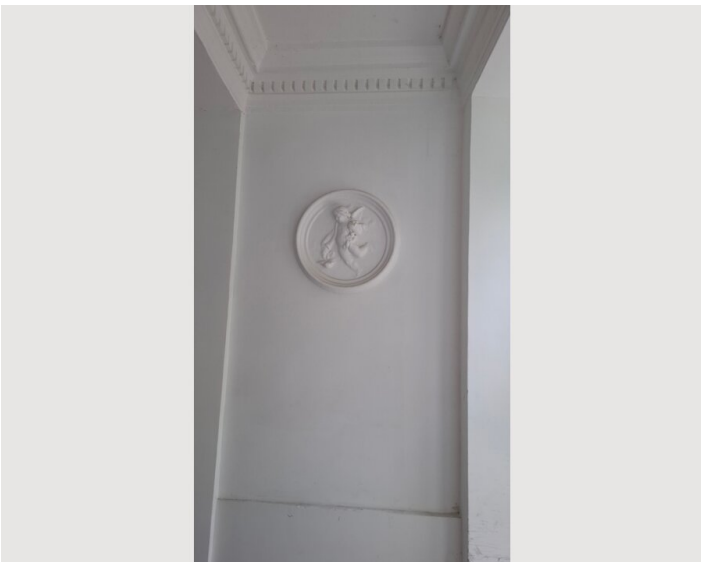
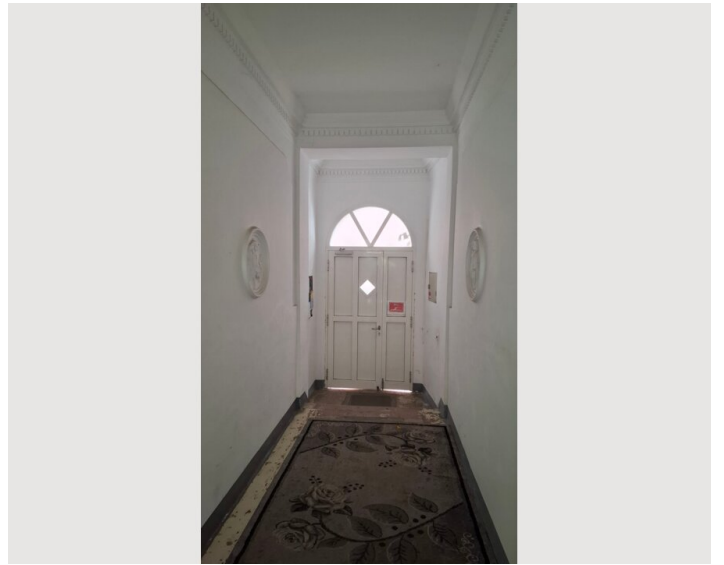
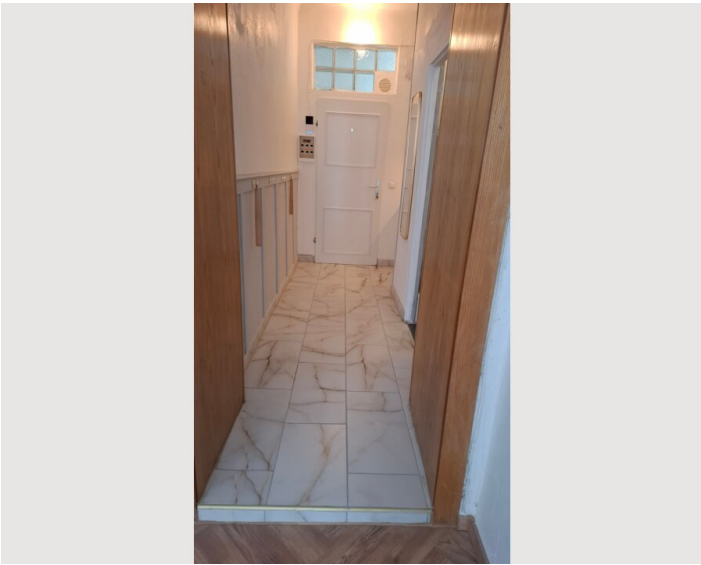
- Suitable for construction workers
- Smoking not allowed
- Private entrance
- Suitable for children
- Short-term parking zone subject to a charge
- Pets forbidden

## Picture gallery

















## Infrastructure

- |   |  |
|---|--|
|  Billa in 240m walking distance/ 3 minutes                 |  Tram station line 2 in 230m walking distance / 3 minutes |
|  Lidl in 240m walking distance / 3minutes                  |  subway station Alser Straße in 11 minutes                |
|  city center by tram in 12 minutes                         |  Ottakring station by tram in 13 minutes                  |
|  Tram station line 44 in 250m walking distance / 3 minutes |  subway station Josefstädter Strasse in 8 minutes         |

### Supermarkets in immediate vicinity:

Billa 240m walking distance / 3 minutes

Lidl 250m walking distance / 3 minutes

### Various daily necessities stores in the nearby environment:

Laundry 400m walking distance / 6 minutes

Fitness center 250m walking distance / 3 minutes

Doctor 120m walking distance / 2 minutes

Klinik Ottakring by public transport reachable in 22 minutes

Pharmacy 350m walking distance / 5 minutes

Post office 240m walking distance / 3 minutes

### Markets in the nearby environment:

Yippenmarkt reachable in 550m walking distance / 8 minutes

Brunnenmarkt reachable in 550m walking distance / 8 minutes

### Public transport connections:

Tram station line 44 in 250m walking distance / 3 minutes

Tram station line 2 in 230m walking distance / 3 minutes

U-Bahn station Alser Straße by tram reachable in 11 minutes

U-Bahn station Josefstädter Straße by tram reachable in 8 minutes

Train station Ottakring by tram reachable in 13 minutes

### Cycle path:

direct connection via cycle lanes on Ottakringer Straße to the Gürtel cycle path

### Recreation areas:

Ottakringer Bad reachable by public transport in 30 minutes

Kongressbad reachable by public transport in 20 minutes

Yppenpark reachable in 550m walking / 8 minutes

Kongresspark reachable by tram / 15 minutes

Huberpark reachable in 350m walking / 5 minutes

Stöberpark reachable by tram / 17 minutes

Karl-Kanter-Park reachable by tram / 13 minutes

### Affordable parking option:

Parking garage P+R Ottakring by tram reachable in 21 minutes

City center by tram in 12 minutes!

## Location

