



STUDIO APARTMENT, 1040 VIENNA

Furnished serviced apartment – modern loft office with residential comfort in Vienna

Object number: KULS2

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Modern, fully equipped loft with work and relaxation areas – ideal for business travelers, project staff, or creatives staying in Vienna for a few weeks or months.

Period	02/06/ - 02/07/2026
Number of persons	2
Total incl. VAT.	€ 1.991,32
Security deposit	€ 1.500,00



Living space

37m²



Maximum occupancy

2 Persons



Complete accommodation [?]

1 Private bathroom 1 Living-Sleepingroom



Ground floor

Elevator available



Check-in

14:00 - 22:00 Clock



Check-out

10:00 - 12:00 Clock

Sleeping options

Living & Sleeping



1x Sofa bed (2 persons)

Description of accommodation

This modern serviced apartment combines a productive work environment with home comfort in the heart of Vienna's 4th district. Perfect for temporary stays from 1 to 6 months – for example, business projects, study stays (close to TU Vienna), or creative work.

Features:

- * Workspace with large desk and Wi-Fi
- * Kitchenette with stovetop, refrigerator, and capsule coffee machine
- * Bathroom with shower and WC

Location:

Centrally located near TU Vienna, with excellent public transport connections (tram just a few minutes' walk away)

Special features:

- * Flexible rental period
- * Commercial use as an office/studio permitted and contractually stated
- * No main residence registration required
- * No washing machine, but a nearby laundromat with full washing and drying service is available

Equipment & Features



Basic equipment

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



First supply

- Toilet paper
- Soap
- shampoo
- Nespresso capsules



Kitchen

- Private kitchen
- Glasses/Tableware
- Cooking utensils
- Dishwasher

Informations

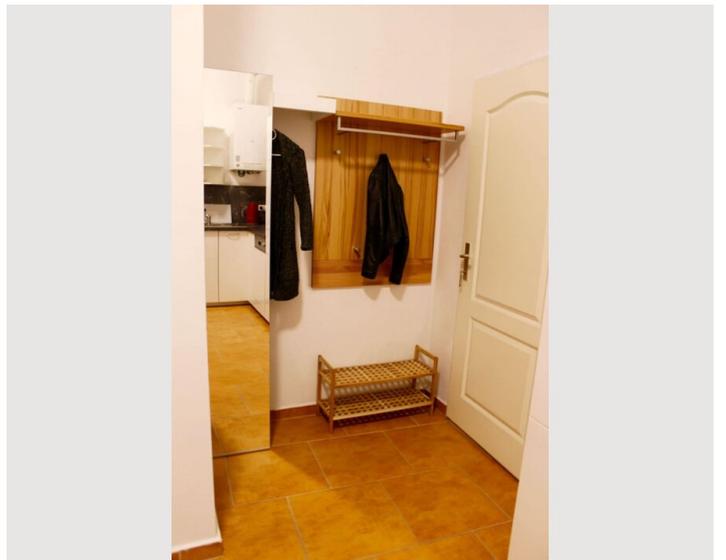
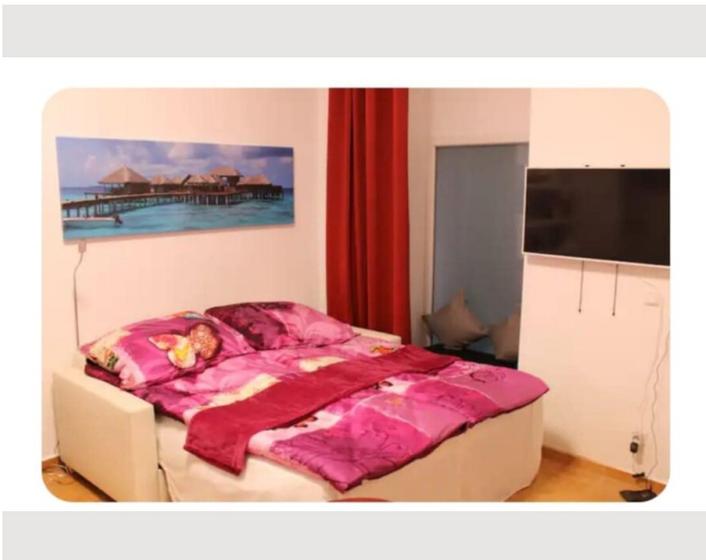
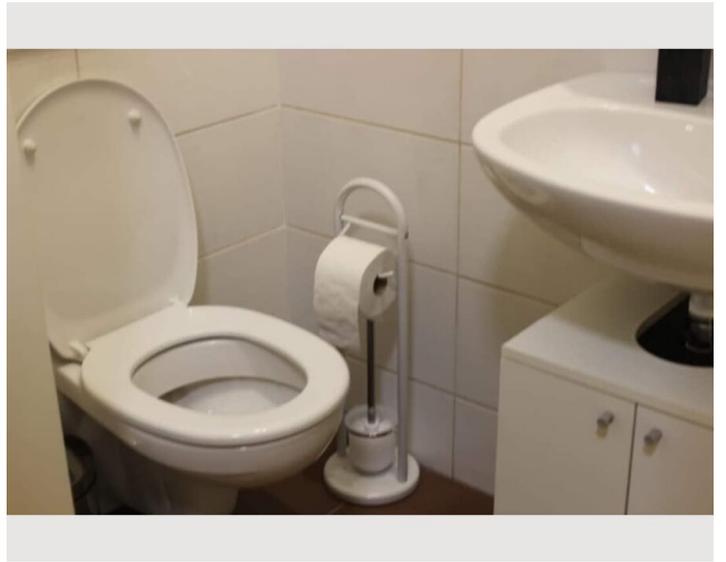
- Suitable for construction workers
- Smoking not allowed
- Private entrance
- Regular cleaning at extra cost
- Suitable for children
- Desk/Workplace
- Pets forbidden

Additional services

- Cleaning fee (€ 80,00)

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

Picture gallery



Infrastructure

 Spar Gourment supermarket at the corner

 Bio Supermarket at the corner

The property is located in the 4th district – one of Vienna's most vibrant and central areas, combining urban flair with a high quality of life.

Several tram lines (e.g., 1, 62, Badner Bahn) run nearby, providing quick connections to the city center and other districts.

The Naschmarkt, Vienna's famous market offering fresh produce and international specialties, is just three tram stops away.

Location

