

STUDIO APARTMENT, 1040 VIENNA

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

Object number: KULS2

View and rent online

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	18/11/ - 18/12/2026
Number of persons	2
Total incl. VAT.	€ 1.747,58
Security deposit	€ 1.300,00

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)

Descripiton 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

