

STUDIO APARTMENT, 1120 VIENNA

Studio "Theatre" - quiet and favourably located

Object number: HOFF2

View and rent online

Period	24/11/ - 24/12/2026
Number of persons	2
Total incl. VAT.	€ 1.262,08
Security deposit	€ 1.000,00

The fully equipped studio, well connected to the Viennese transport network, convinces above all with its green roof terrace. The location in the inner courtyard allows for a relaxed time out in almost village-like peace during the temporary stay.

Living space
30m²

Maximum occupancy
2 Persons

Complete accommodation
1 Private bathroom 1 Living-Sleepingroom

1. floor

Check-in
10:00 - 20:00 Clock

Check-out
08:00 - 12:00 Clock

Sleeping options

Living & Sleeping



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

Descripiton of accommodation

Enjoy breakfast in the clear morning sun, in the evening a glass of wine in the mild light ...
In a former coachman's house in a quiet side street you find the approx. 30m² large flat, which was completely renovated in summer 2018. The proximity to the railway station Meidling (subway, S-Bahn, all long-distance trains) allows to reach the centre of Vienna, the airport and other important places in a short time.
The studio consists of a spacious room with kitchen, dining area and a large bed as well as a bathroom, anteroom and a separate toilet. The apartment reminds of past and present suburban theatre.
The living space is designed for two people, however, we advise occupancy by one person for stays over two months.

The apartment is situated on the courtyard side on the first floor; eighteen steps led up. A play of colours of red (theatre curtain, red carpet), grey and white welcomes the guest.
The living-sleeping room is airy, which makes the stay pleasant. The bed has a sleeping area of 180 x 200 cm with very good mattresses. The kitchen is fully equipped with a refrigerator with freezer, a stove with four ceramic hobs and an oven with grill function. A toaster for crispy pastries, a coffee machine and a kettle are available, coffee pads and teas are available for the beginning.
In the bathroom there is a shower cubicle with rain and hand shower; a washer-dryer allows you to quickly wash and dry your clothes.
A wardrobe, shelves and a cloakroom offer enough storage space for a comfortable stay.
The green terrace of about 20m² is situated in the courtyard, where you can enjoy an almost village-like tranquillity.

!! Important information for everyone, but especially for citizens from countries outside the European Union: Official registration is only possible as a secondary residence - no registration for main residence !!

Equipment & Features

Basic equipment

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

First supply

- Toilet paper
- Soap
- shampoo
- Nespresso capsules

Kitchen

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

Informations

- Not suitable for children
- Short-term parking zone subject to a charge
- Private entrance
- Regular cleaning free of charge
- Smoking not allowed
- Desk/Workplace
- Pets forbidden
- Bicycle room free of charge

Picture gallery









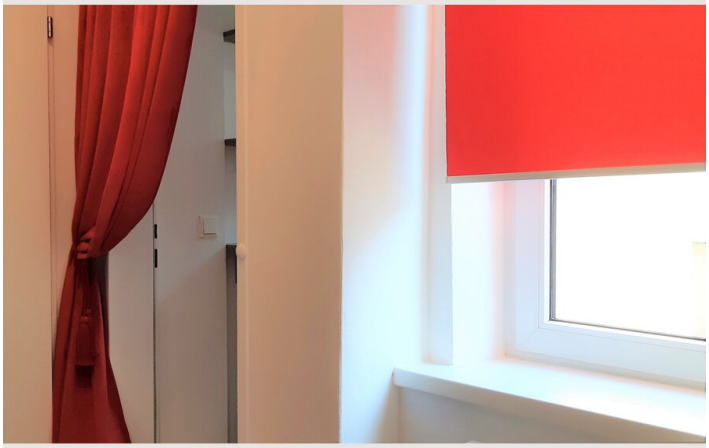


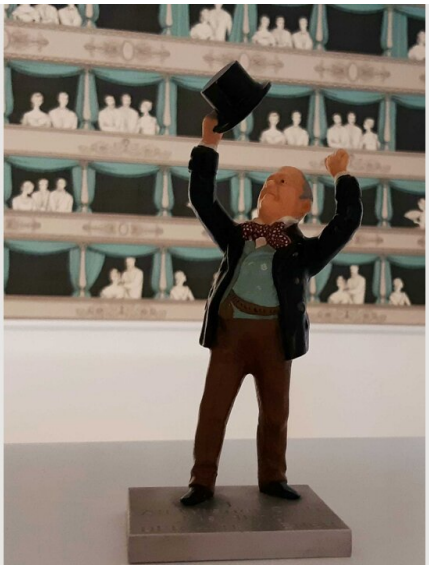





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Video

Goto Video



Infrastructure

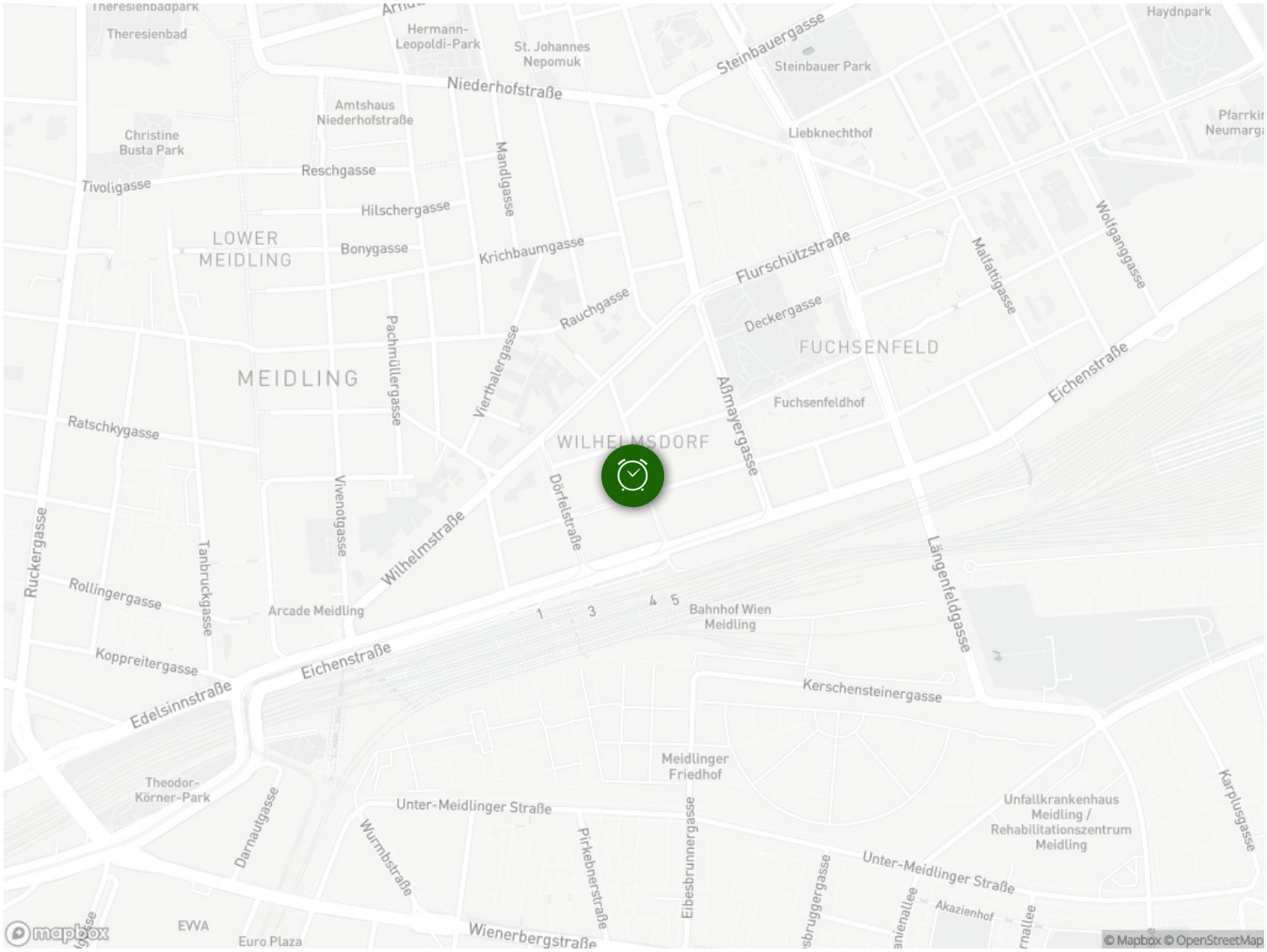
- International Train Station Meidling, Metro, Tram, Bus, 4 minutes walk
- Direct bus and tram connections to the center, about 16 minutes
- Bus stop, 3 minutes walk
- Market and supermarkets in walking distance

Shopping facilities are available at the multicoloured Meidlinger market and in various supermarkets nearby. Meidlinger Hauptstraße (5 minutes) is a pedestrian zone where many shops can be found. Nearby are recreational facilities such as swimming pools or the park of Schönbrunn Palace with probably the most beautiful running track in Vienna. In a walking distance of a few minutes you will find nice breakfast facilities, in a further radius (10-12 minutes) you will find traditional Viennese restaurants, international cuisine and also some upscale restaurants (information booklet is available in the apartment).
In only four minutes on the walk you are at the station Meidling, there you have:
- direct connections to the airport Vienna (approx. 30 min.)
- Connection to all long-distance trains (Railjet, ICE)
- the subway U6
- the express line
- several tram lines that lead directly to the city centre (approx. 15-20 min.)
- a taxi rank

The entire district is a short-term parking zone on weekdays (subject to charges). If you are travelling by car, we recommend the parking garage Arcade, which is about 500 m away (discounted monthly tickets) or the parking garage Meidling (discounted weekly, two-weekly and monthly tickets). We will gladly help you with your arrival, give you useful recommendations for your stay and help you with the organisation (transfer to the airport for example). Cyclists are welcome. You can park and lock up your own bikes in the roofed entrance of the house.

For rental periods of less than 3 months, a local tax of 3.2% of the rental amount is to be deducted. This will be charged and collected separately.

Location


Theresienbadpark
Theresienbad
Hermann-Leopoldi-Park
St. Johannes Nepomuk
Steinbauergasse
Steinbauer Park
Haydnpark
Niederhofstraße
Amtshaus Niederhofstraße
Christine Busta Park
Liebknechthof
Reschgasse
Tivoligasse
Hilschergasse
Mandlgasse
LOWER MEIDLING
Bonygasse
Krichbaumgasse
Flurschützstraße
Maltatigasse
Wolfganggasse
Rauchgasse
Deckergasse
FUCHSENFELD
Pachmüllergasse
Vierthalergasse
MEIDLING
Aßmayergasse
Fuchsenfeldhof
Eichenstraße
Ratschkygasse
WILHELMSDORF
Dörfelstraße
Ruckergasse
Vivenotgasse
Wilhelmstraße
Tanbruckgasse
Rollingergasse
Arcade Meidling
1
3
4
5
Bahnhof Wien Meidling
Längenfeldgasse
Koppreitergasse
Eichenstraße
Edelsinnstraße
Kerschensteinergasse
Meidlinger Friedhof
Theodor-Körner-Park
Unter-Meidlinger Straße
Unfallkrankenhaus Meidling / Rehabilitationszentrum Meidling
Karpfusgasse
Darnautgasse
Wurmbstraße
Pirkebnerstraße
Eibesbrunnergasse
Unter-Meidlinger Straße
Akazienhof
EVVA
Euro Plaza
Wienerbergstraße
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