

3 ROOM APARTMENT, 1020 VIENNA

# Fully furnished 110 m2 with 2 terraces in Vienna's 2nd district

Object number: QJJM1

View and rent online

This exceptional top-floor duplex offers an urban living experience with the comfort of a house: Spread across two levels, it boasts a spacious  $110 \text{ m}^2$  of living space complemented by two sunny terraces with stunning views over Vienna's 2nd district.

Period	20/12/2025 - 20/01/2026
Number of persons	2
Total incl. VAT.	€ 3.802,99
Security deposit	€ 2.700,00

	Living space	Â	5. floor	
	110m²		Elevator available	
[88]	Maximum occupancy	<u></u>	Check-in	
ראאז	4 Persons	Ų,	07:00 - 22:00 Clock	
	Complete accommodation (2)	ſſr.	Charle aut	
品	Complete accommodation ② 2 Private bathrooms 2 Separated bedrooms	$\widehat{\bigoplus}$	<b>Check-out</b> 07:00 - 22:00 Clock	
			27.00	
Claanin m	autiona			
Sleeping	options			
	Bedroom 1			
	Bedroom 1			
	1x Double bed (1,40 m x 2 m	٦)		
	Bedroom 2			
	1x Double bed (1,80 m x 2 m	٦)		

# **Descripiton of accommodation**

Property Description

This exceptional top-floor duplex offers an urban living experience with the comfort of a house:

Spread across two levels, it boasts a spacious 110 m² of living space complemented by two sunny terraces with stunning views over Vienna's 2nd district.
Fully furnished – just move in and feel at home!
Layout
Level 1 (First Attic Floor)
Generous living/dining area with designer kitchen (approx. 43 m²)
Access to the smaller lower terrace (approx. 3.6 m²)
Bedroom (approx. 16 m²)
Bathroom with shower
Separate WC
Entrance hall & wardrobe
Level 2 (Second Attic Floor)
Spacious studio (approx. 17 m²) – ideal as a home office, guest room, children's room, or additional bedroom
Gallery overlooking the living area
Bathroom with bathtub & WC
Jtility room with washer/dryer
Rooftop terrace (approx. 15.7 m²)
- Features
Fully equipped kitchen (dishwasher, ceramic hob, oven, fridge-freezer, dishes, and kitchen utensils)
Stylish furniture including sofa, TV, dining table, beds, custom-built wardrobes
2 modern bathrooms (shower & bathtub)
Washer-dryer combination
External blinds (partially electric)
High-quality parquet flooring & underfloor heating
Elevator in the building
Air conditioning on both levels
deal for:
Expatriates

Couples needing extra space

Professionals combining stylish living with a home office

Those with a taste for elegant living and an urban lifestyle

Additional Information

Rental period: by arrangement (medium-/long-term preferred)

Two basement storage units included

#### Contact

Viewings available by appointment – we look forward to hearing from you!

The apartment has been freshly painted and renovated, and is available immediately.

### Location

Quiet yet central location on Alliiertenstraße – just a few minutes to the U2 Taborstraße station. The "Am Tabor" tram stop is only about 100 m away.

Supermarkets, cafés, parks, and schools are within walking distance. The Augarten park is nearby, and the city center is quickly accessible.

## Other

Pets by agreement.

Please send a brief introduction including your profession, desired move-in date, preferred rental period, and number of occupants. Viewings can be arranged by appointment.

# **Equipment & Features**

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- Balcony
- Internet/Wifi
- T\/
- Private dryer
- Towels
- Aircondition
- Cleaning utensils

- Roof-terrace
- Music system/docking station
- Washing machine
- Bedclothes
- Private toilet
- Vacuum cleaner
- Hairdryer

# First supply

- Toilet paper
- Soap

shampoo

# **Kitchen**

- Private kitchen
- Glasses/Tableware
- Dishwasher

- Cooking utensils
- Espresso machine

## Informations

- Suitable for children
- Pets on request

- Desk/Workplace
- Bicycle room free of charge

# **Picture gallery**





















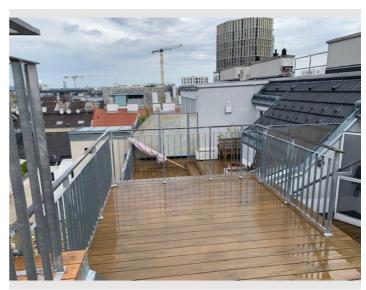


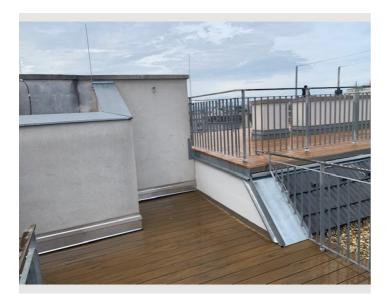












## Location

