



3 ROOM APARTMENT, 1020 VIENNA

## Spacious classic apartment with amazing view

Object number: GZOA1

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Central historic apartment with Viennese charm: high ceilings, classic style and bright rooms. Huge living kitchen, quiet bedrooms, office/guest or kids' room. Bathroom with tub and shower. Perfect location, excellent connections and beautiful view.

<b>Period</b>	30/01/ - 02/03/2026
<b>Number of persons</b>	2
<b>Total incl. VAT.</b>	€ 4.226,60
<b>Security deposit</b>	€ 3.100,00



### Living space

105m²



### Maximum occupancy

4 Persons



### Complete accommodation ?

1 Private bathroom 2 Separated bedrooms



### 3. floor

Elevator available



### Check-in

15:00 - 21:00 Clock



### Check-out

08:00 - 21:00 Clock

## Sleeping options

### Bedroom 1



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



1x Children/baby bed

### Bedroom 2



2x Single bed



1x Children/baby bed

## Descripton of accommodation

### Apartment Layout

Upon entering, you are welcomed by an elegant marble-floored entrance. To the left is a spacious toilet with a sink, and to the right, a practical niche.

The double bedroom features a Japanese-style bed platform and a large sliding door that lets in plenty of natural light. High-quality carpentry and an overhead light ensure the room feels bright and spacious despite its compact size.

A wide hallway with mirrored surfaces leads to the 60 m<sup>2</sup> kitchen-living area with an impressive kitchen island with terracotta tiles, and oiled Vienna parquet flooring. The living area is furnished with high-quality designer furniture and complemented by beautiful lighting. The rooms are very bright, sunlit, and pleasantly temperate in summer.

The modern kitchen includes an induction cooktop and a steam oven. A small corridor with generous closet space leads to the study, which is fully usable thanks to a lofted bed (2 x 90/200cm).

The bathroom features a double sink and a bathtub with shower function.

## Equipment & Features



### Basic equipment

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



### Kitchen

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

## Informations

- Suitable for children
- Desk/Workplace
- Pets on request
- Smoking not allowed
- Private entrance
- Regular cleaning free of charge

## Additional services

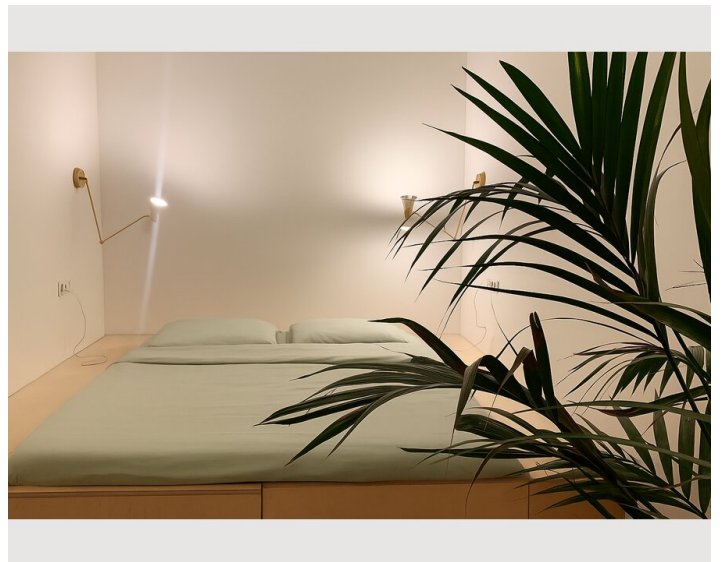
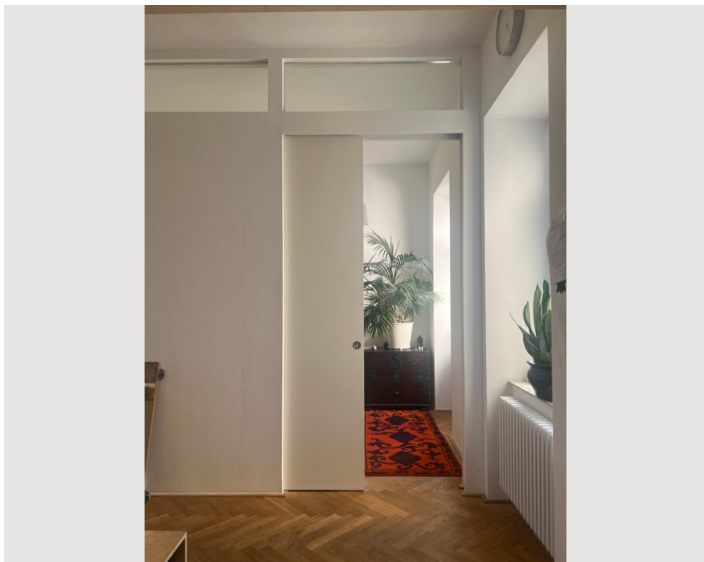
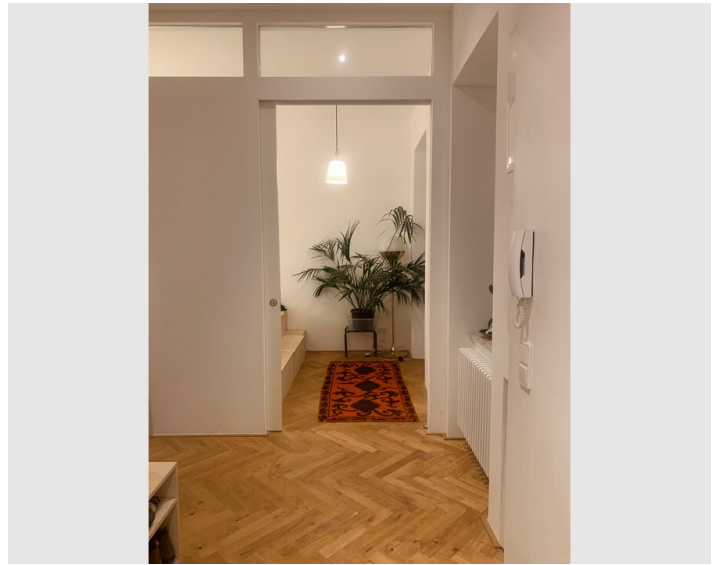
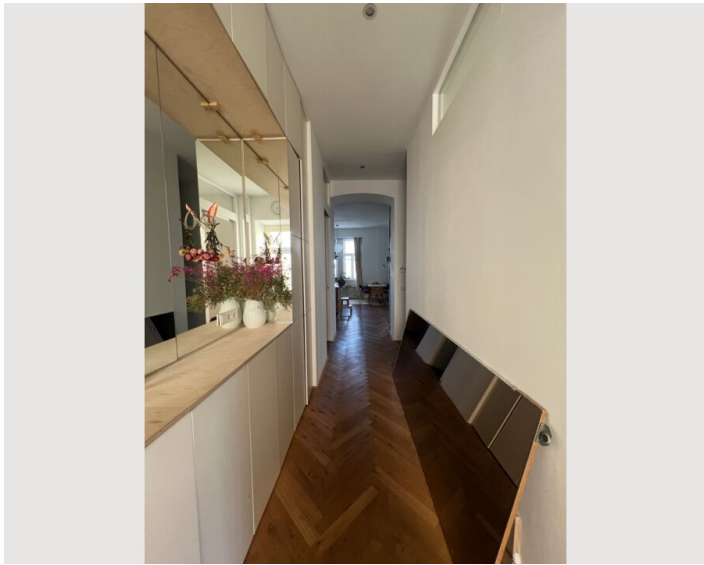
- Flex desk in coworking space (€ 50,00)

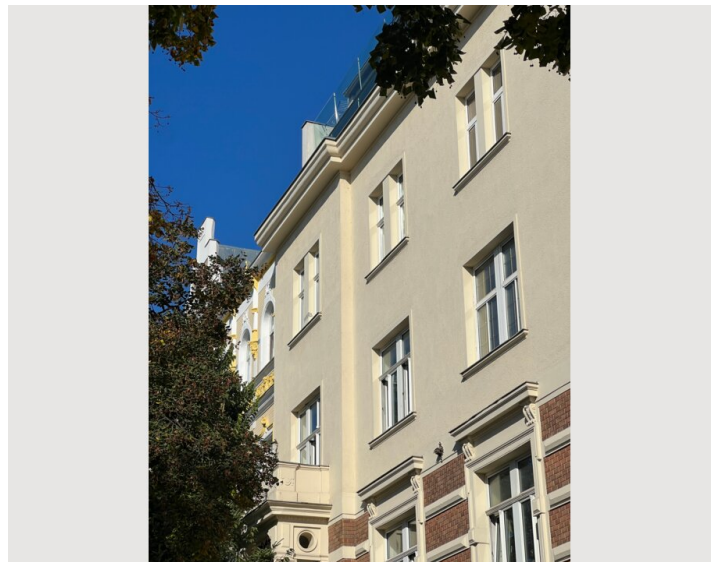
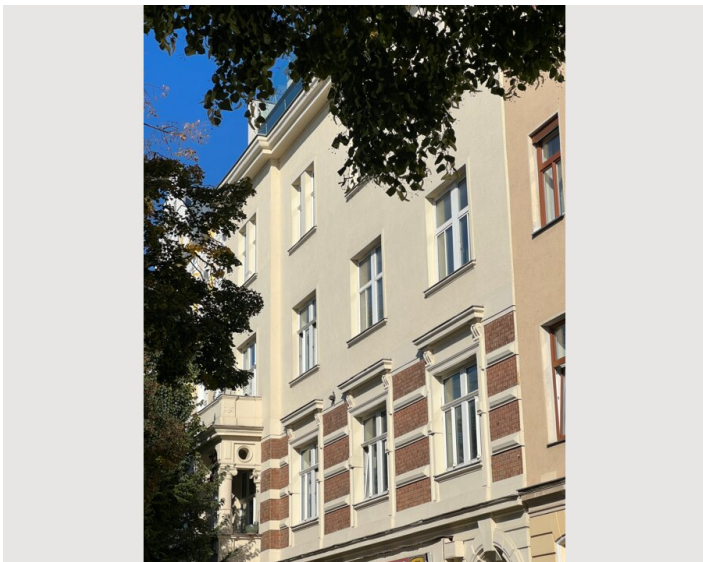
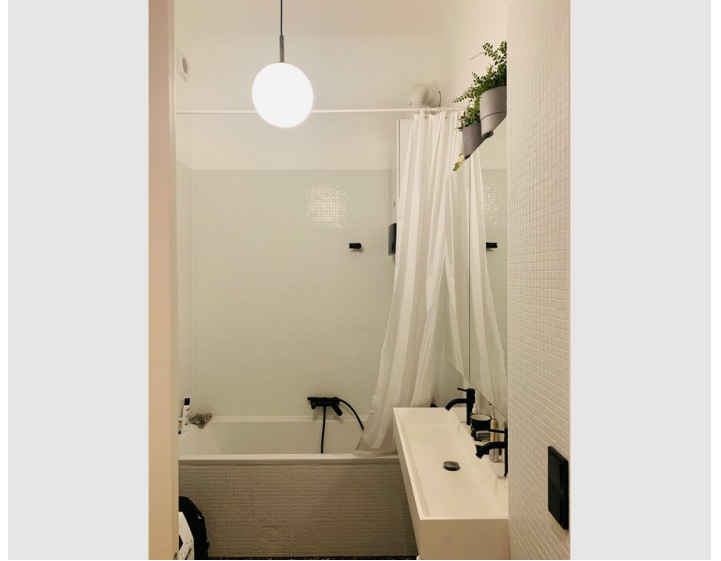
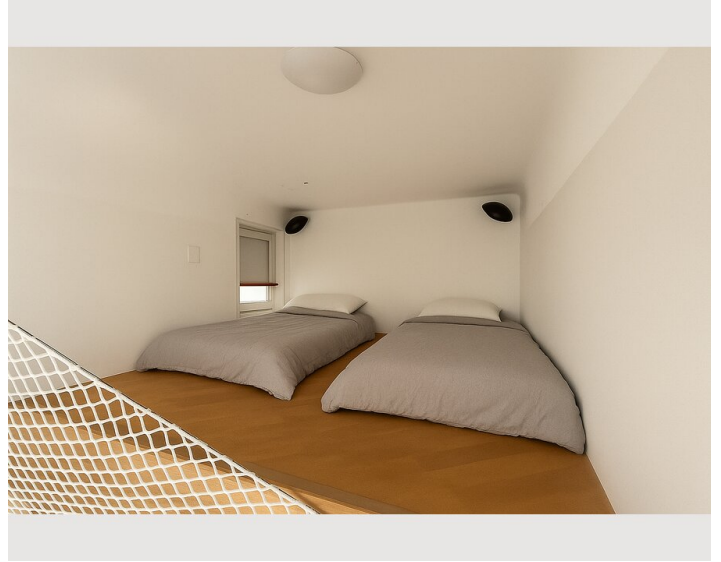
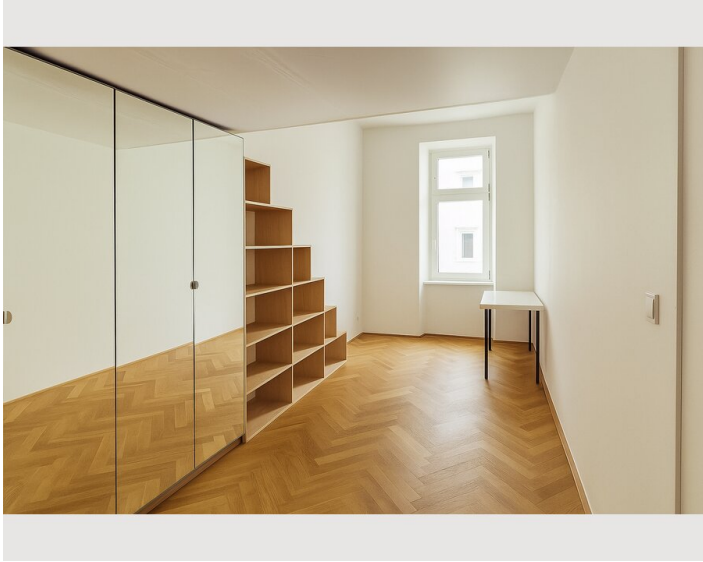
All prices are gross per month - billing is done directly with the lessor.

## Picture gallery

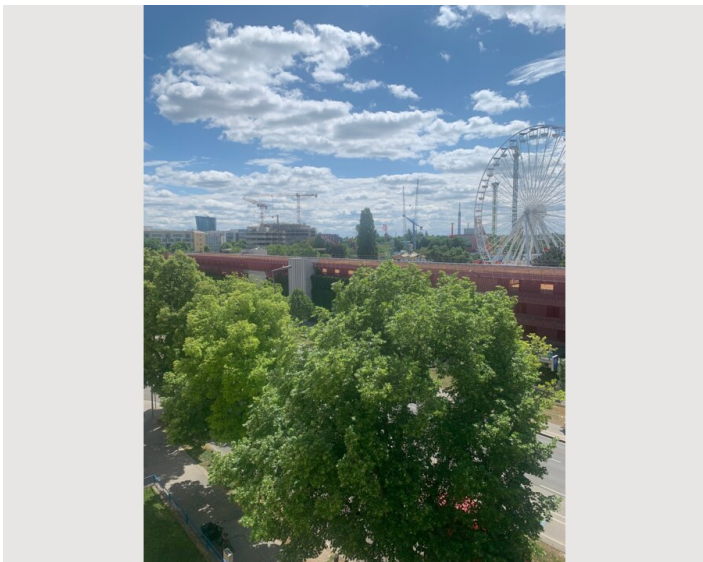
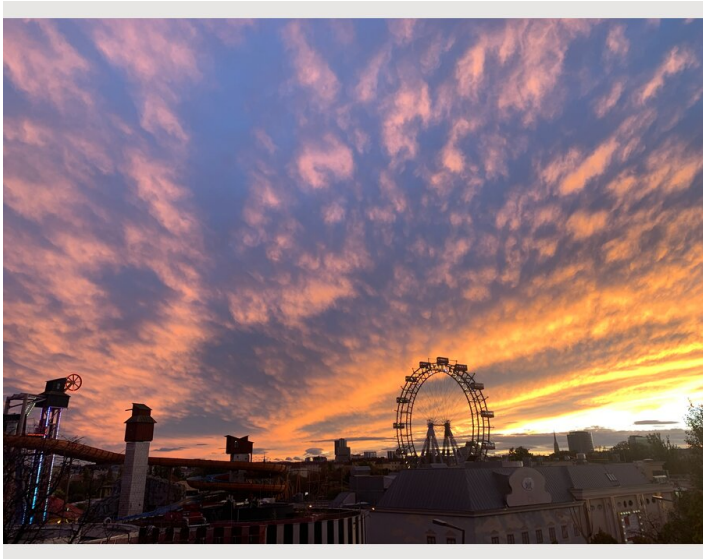
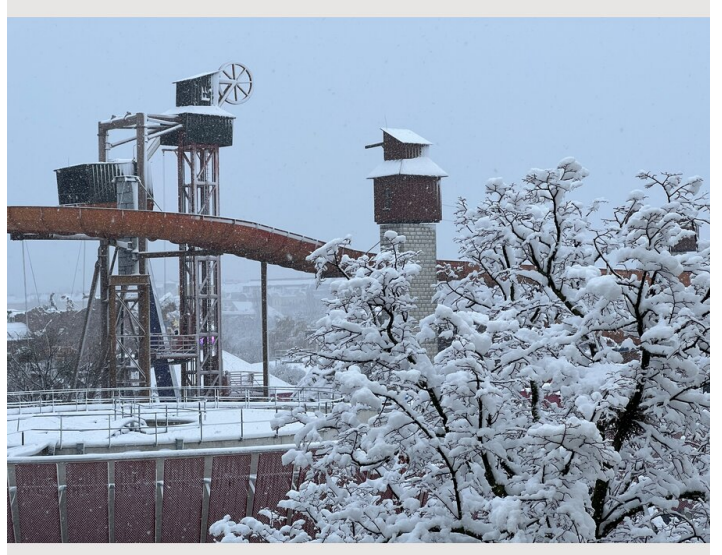
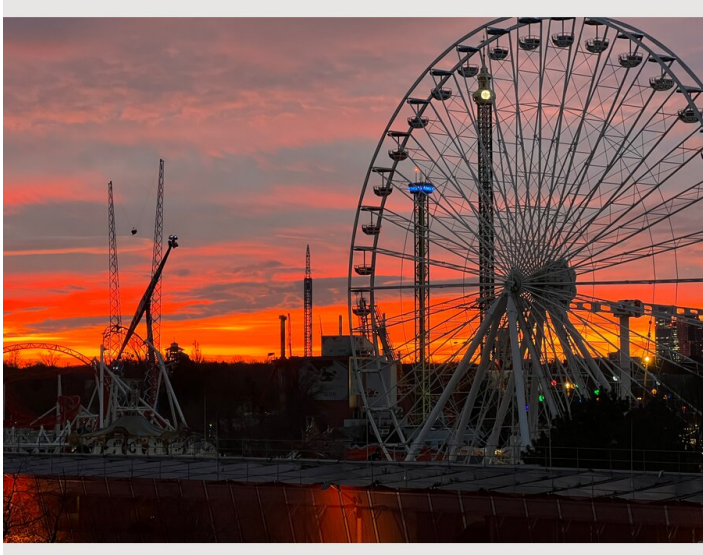














## Infrastructure

 1 min

 30 sec

 5 min by metro

 4 min

 26 min by S7 from Praterstern

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### Infrastructure & Surroundings

The apartment offers excellent access to public transportation:

- Subway:
- Messe-Prater (U2): approximately 3 minutes on foot
- Praterstern (U1 & U2): easily reachable in 1 min
- Additional connections from Praterstern: numerous bus lines, several tram lines, S-Bahn, as well as regional and long-distance trains
- The city center is very accessible: Stephansplatz is only about 5 minutes by subway.

### Shopping & Essentials:

- A supermarket is located in the same street, just a 1-minute walk away
- Additional supermarkets are within short walking distance

### Dining & Cafés:

- The area offers a variety of cozy cafés and restaurants serving diverse cuisines

### Leisure & Nature:

- The Grüner Prater, a large park right at your doorstep, is perfect for walking, jogging, or cycling
- The Danube Island is also easily reachable, about 10 minutes away, ideal for cycling and outdoor activities



Location

