



3 ROOM APARTMENT, 1160 VIENNA

## modern flat with rooftop terasse in the heart of Ottakring

Object number: SZNL1

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modern and bright 80 m<sup>2</sup> attic apartment in Vienna's 16th district, with a 3-room apartment features a quiet inner courtyard location, an open-plan living area, an 18 m<sup>2</sup> balcony, and a 45 m<sup>2</sup> private rooftop terrasse.

<b>Period</b>	13/01/ - 13/02/2026
<b>Number of persons</b>	2
<b>Total</b> incl. VAT.	€ 2.901,04
Security deposit	€ 2.100,00

### **Living space**

80m<sup>2</sup>

### **Maximum occupancy**

3 Persons

### **Complete accommodation** ?

1 Private bathroom 2 Separated bedrooms

### **3. floor**

Elevator available

### **Check-in**

09:00 - 18:00 Clock

### **Check-out**

09:00 - 18:00 Clock

## Sleeping options

### Bedroom 1



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

### Bedroom 2



1x Sofa bed (1 person)

## Descriptiton of accommodation

A modern and bright 3-room attic apartment in Thalhaimergasse, in Vienna's 16th district, is available for rent. Built in 2017, the apartment spans approximately 80 m<sup>2</sup> of living space and impresses with its high-quality features and quiet inner courtyard location, which provides a pleasant retreat from city life.

A special highlight: although centrally located in the lively Ottakring district, the apartment is quietly situated in the building's inner courtyard. This guarantees peace and quiet, shielded from city noise, and ensures a particularly high quality of living.

Upon entering the apartment, you are greeted by a bright and welcoming hallway that leads into the open-plan living, dining, and kitchen area. This central room offers ample space and is filled with light thanks to large windows. The modern, fully-equipped fitted kitchen seamlessly blends into the overall design. From the living area, you have direct access to the approximately 18 m<sup>2</sup> balcony, which provides additional outdoor space for relaxing hours.

Another unique feature is the approximately 45 m<sup>2</sup> private rooftop terrace, which is easily accessible via an internal staircase in the apartment's entrance area. This generous space above the apartment offers various design possibilities and is perfect for spending time outdoors.

Additionally, the apartment has two other well-proportioned rooms that can be used flexibly as bedrooms, a children's room, or a home office.

The bathroom is modern and functionally designed, with bright tiles and equipped with a bathtub. A separate toilet is also available. A washing machine connection is provided in the bathroom.

The continuous real wood parquet flooring, underfloor heating, and an air conditioning unit ensure a pleasant living environment, providing coolness during the summer months.

## Equipment & Features

### Basic equipment

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

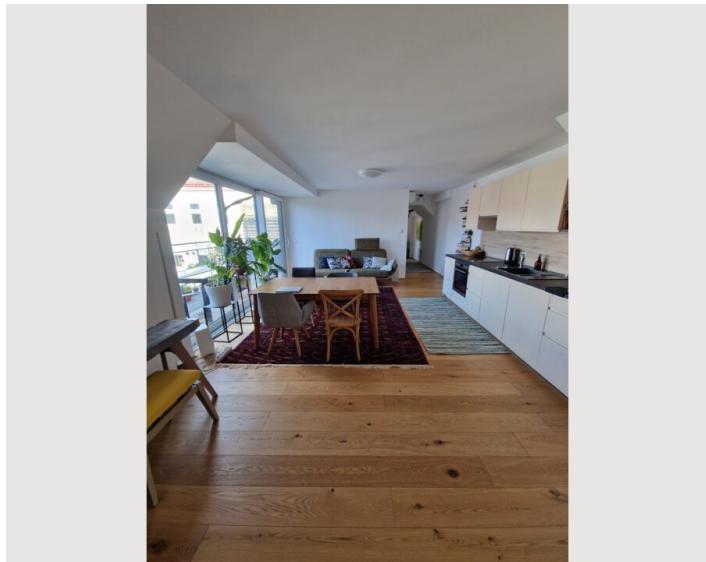
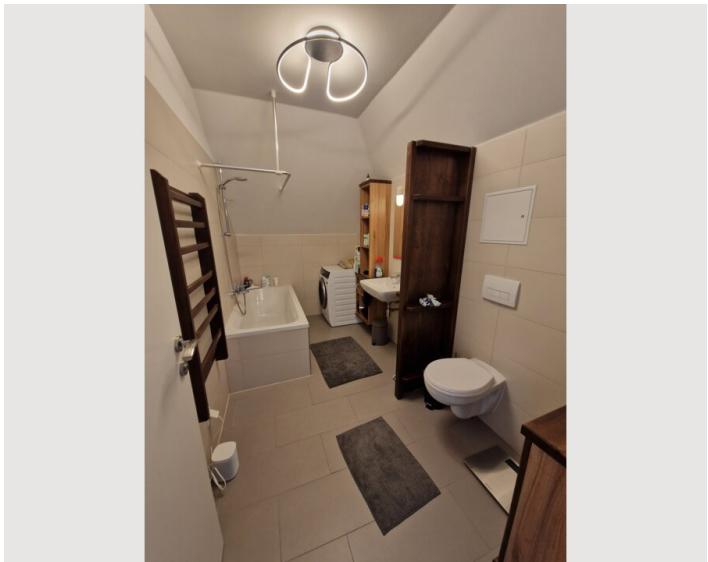
### Kitchen

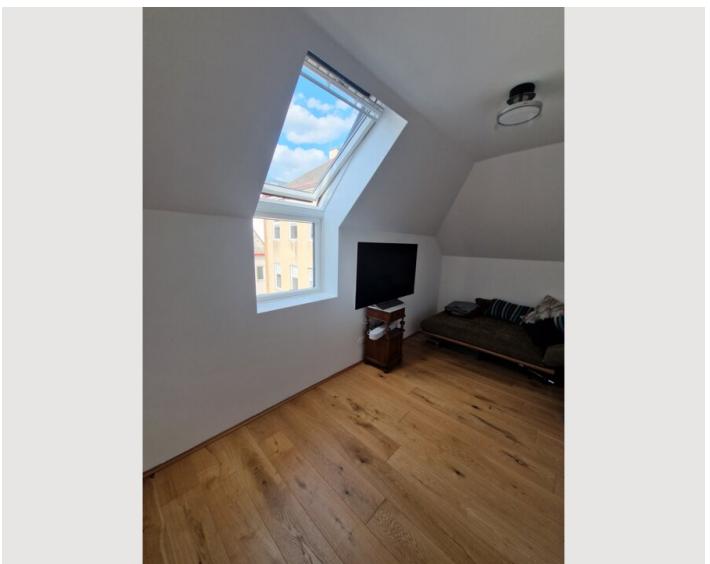
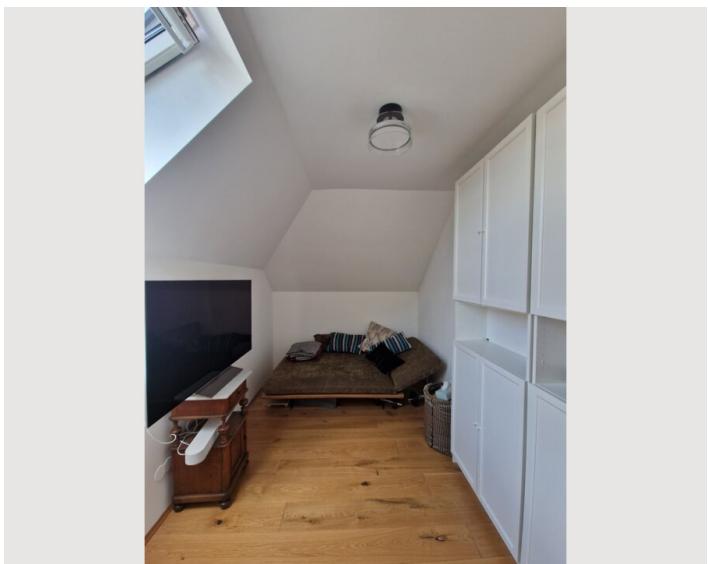
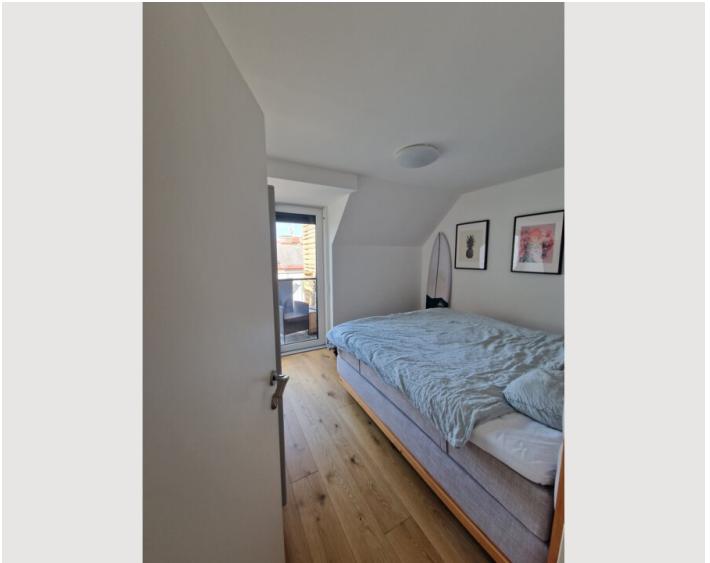
- Private kitchen
- Glasses/Tableware
- Dishwasher
- Cooking utensils
- Espresso machine

## Informations

- Smoking not allowed
- Pets on request
- Bicycle room free of charge
- Short-term parking zone subject to a charge
- Regular cleaning at extra cost

## Picture gallery





## Location

