

4 ROOM APARTMENT AND MORE, 1190 VIENNA

## Grinzing 120 m<sup>2</sup> duplex

Object number: SIGW1

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Spacious two-storey apartment, designed by outstanding Viennese architects of the 1960s, situated in a calm and green area – a gem of midcentury design.

<b>Period</b>	15/12/2025 - 15/01/2026
<b>Number of persons</b>	2
<b>Total</b> incl. VAT.	€ 2.435,32
Security deposit	€ 1.800,00



### Living space

120m<sup>2</sup>



### Maximum occupancy

3 Persons



### Complete accommodation <sup>?</sup>

1 Private bathroom 2 Separated bedrooms



### 3. floor



### Check-in

15:00 - 22:00 Clock



### Check-out

15:00 - 22:00 Clock

## Sleeping options

### Bedroom 1



1x Double bed (1,60 m x 2 m)

### Bedroom 2



1x Single bed

## Descripton of accommodation

In the middle of Grinzing, one of the most beautiful and prestigious places in Vienna, this uniquely designed two-storey apartment is located in a large park dotted with fascinating old trees. The whole estate has been soundly renovated in 2016.

The interior planned in the 1960s by internationally renowned architects Otto Niedermoser (Werkbund) and Carl Auböck was delicately refurbished in 2017. Additional furniture by Josef Hoffmann, Artemide, Thonet, Matteo Grassi and others. Although the city centre is just a short tram ride away (direct connection, no changes), the area is green and quiet and offers numerous panoramic viewpoints and occasions for lovely walks. The close vicinity to the Vienna woods even allows for full-day trips and hikes into the woods, starting directly from the flat (we will be happy to give you recommendations, if you so desire). There is a supermarket downstairs, along with the tram station to get into the city centre and a nice café just next to it. You will find another supermarket, several more cafés and of course the famous Viennese "Heurigen" just around the corner.

Two bedrooms and an extra bed in the library offer undisturbed sleep for up to 4 guests. Several beautifully designed sitting areas in the library, in the dining room and on the balcony invite you to have a seat and relax. Or maybe you prefer getting inspired by the outlook at mount Kahlenberg while sitting at the writing desk?

The kitchen is equipped with a glass-ceramic kitchen stove, a microwave oven, an electric kettle, a Nespresso coffee maker, a toaster, a spacious top-tier refridgerator and a new deep freezer.

The bathroom has been newly built in 2017 and was designed to fit in with the original style of the apartment's interior. It is equipped with an extra large shower cubicle, a hair drier and a modern top-loader washing machine.

Fast Wi-Fi and a 43" 4k smart TV will keep you connected.

### Equipment & Features



#### Basic equipment

- Balcony
- TV
- Bedclothes
- Private toilet
- Iron & ironing board
- Internet/Wifi
- Private washing machine
- Towels
- Vacuum cleaner
- Hairdryer



#### First supply

- Toilet paper
- Soap
- Nespresso capsules



#### Kitchen

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

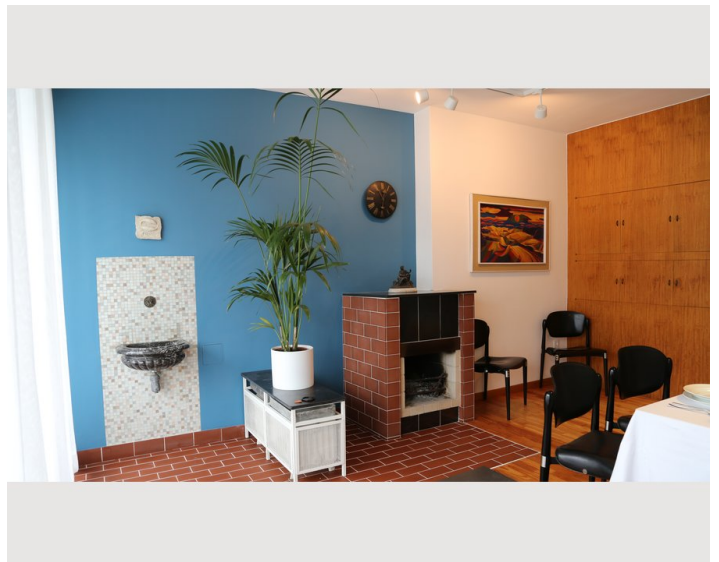
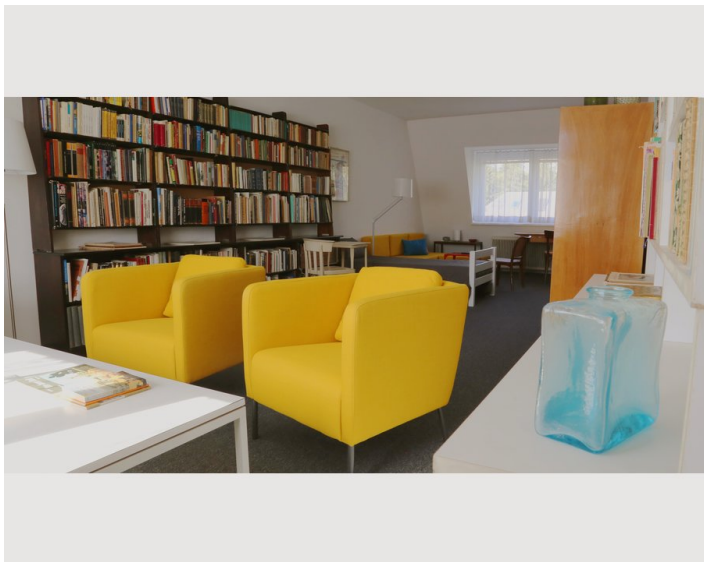
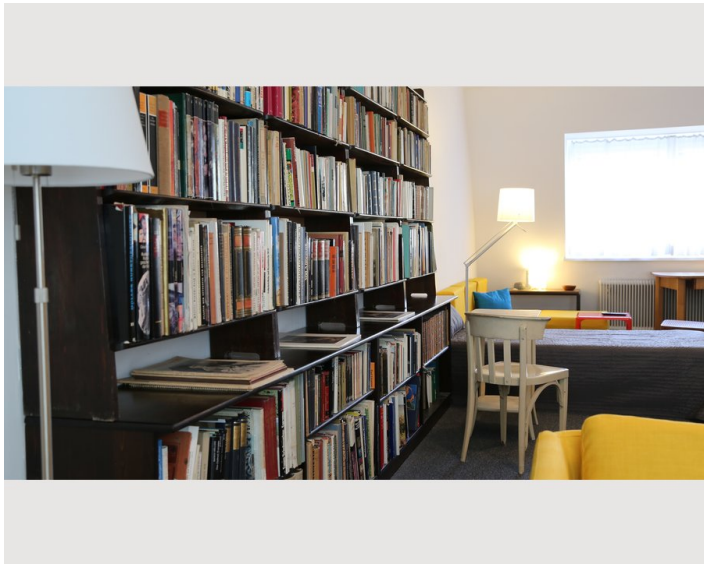
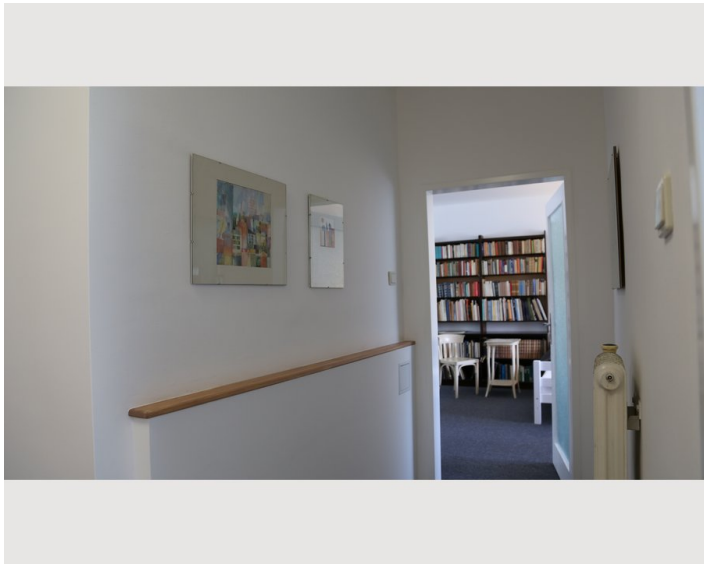
### Informations

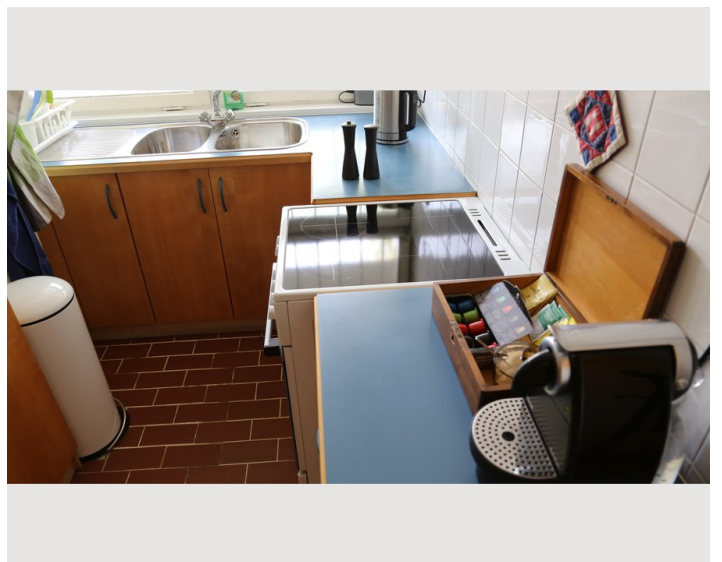
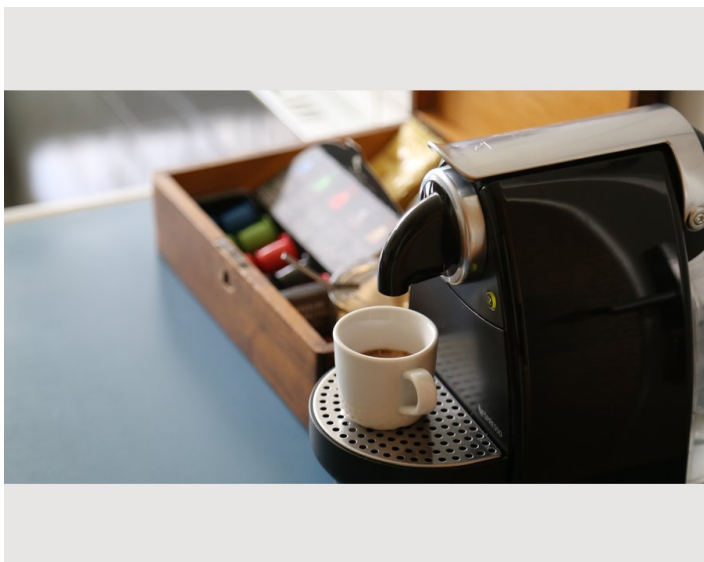
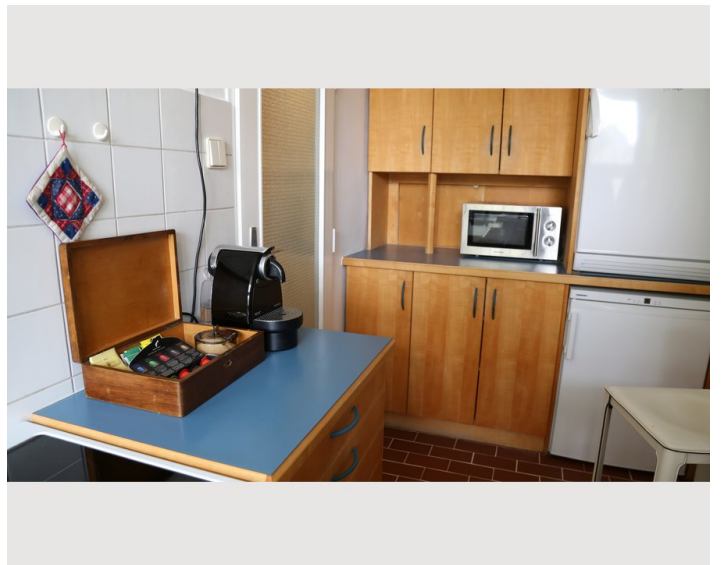
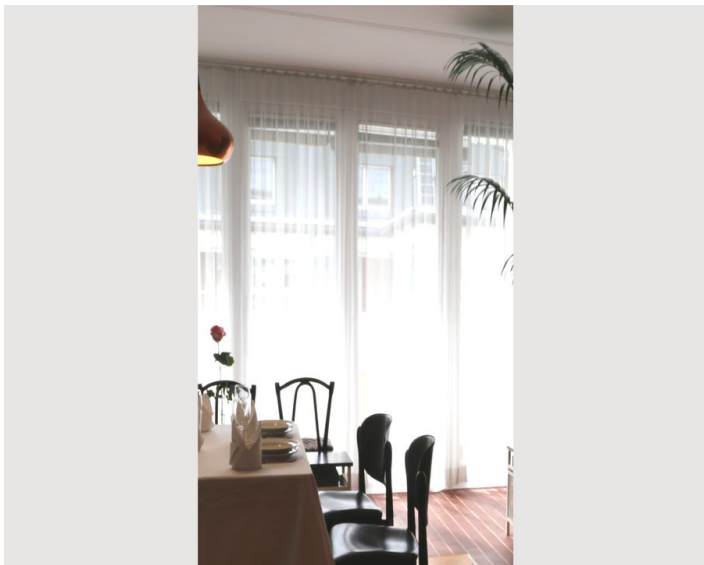
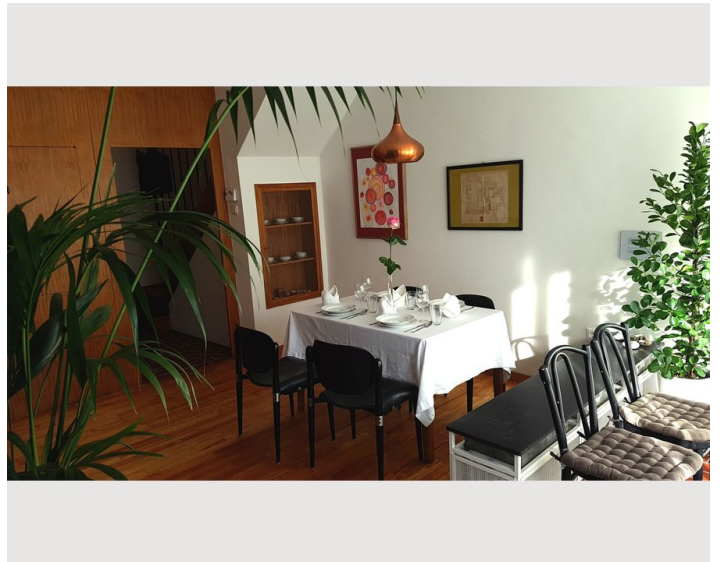
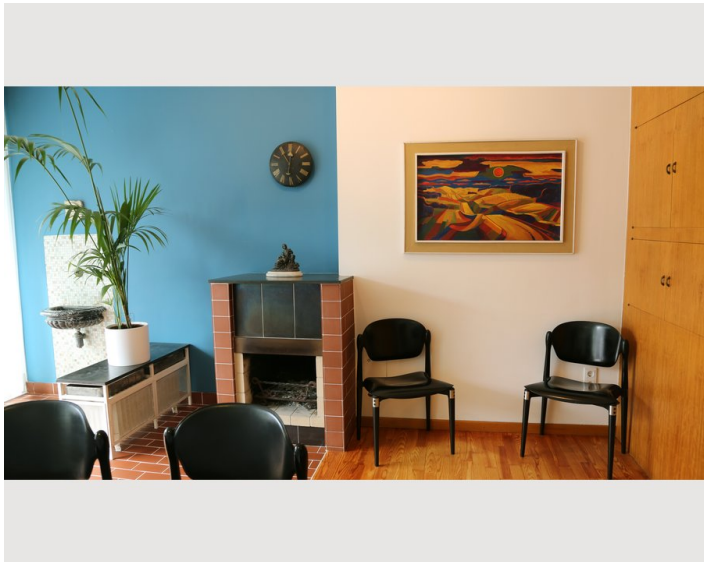
- Smoking not allowed
- Private entrance
- Regular cleaning at extra cost
- Desk/Workplace
- Pets on request
- Bicycle room free of charge

### Picture gallery

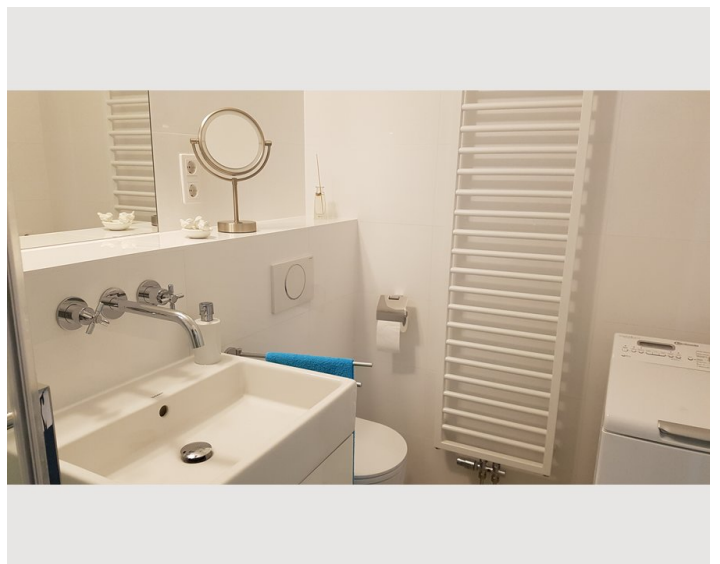
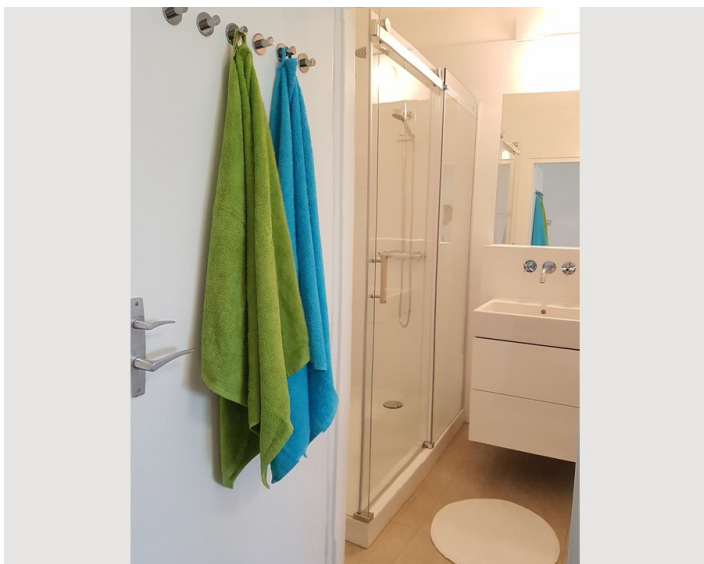
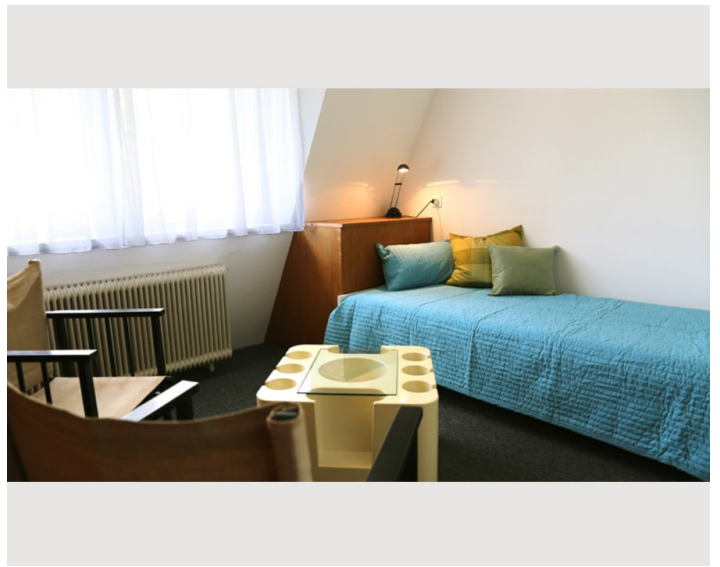














### Infrastructure



just downstairs



20 min tram-ride (direct connection, no changes)



Tram-station just downstairs, bus round the corner (2 min.)

Directly at the gate of the estate you will find a supermarket, the tram station and a café (offering a daily buffet breakfast)

The center of Grinzing (2 min walking distance) has another (larger) supermarket, 2 bakeries, more cafés and restaurants and of course the famous Viennese Heurigen. Also directly at the entrance there is a garage where you can book a place by the month or by the day.

Two exceptionally beautiful public pools are within 10 min distance (bus), both with a great view, one indoors.



## Location

