



2 ROOM APARTMENT, 1110 VIENNA

## Furnished 2-room apartment with balcony in Vienna - ideal for professionals & expats

Object number: MAIS1

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Cosy 46 m<sup>2</sup> 2-room flat with 8 m<sup>2</sup> balcony, only 60 m from the U3 underground line and 10 minutes from Stephansplatz. Perfect as a short-term residence for anyone who wants to combine Vienna's vibrant city life with green relaxation.

|                          |                     |
|--------------------------|---------------------|
| <b>Period</b>            | 02/04/ - 02/05/2026 |
| <b>Number of persons</b> | 2                   |
| <b>Total incl. VAT.</b>  | € 1.501,04          |
| Security deposit         | € 1.100,00          |

### Living space

46m<sup>2</sup>

### Maximum occupancy

2 Persons

### Complete accommodation

1 Private bathroom 1 Separated bedroom

### 4. floor

Elevator available

### Check-in

15:00 - 22:00 Clock

### Check-out

07:00 - 12:00 Clock

## Sleeping options

### Sleeping room



1x Double bed (2 m x 2 m)

## Description of accommodation

Are you looking for a cosy home for November and December? This fully furnished flat offers the perfect combination of comfort, convenient location and quality of life – right between green parks and vibrant city life. An ideal starting point to enjoy Vienna's autumn and winter magic – from charming Christmas markets and inviting cafés to seasonal events.

Highlights of the flat:

- \* Cosy, fully furnished flat with balcony
- \* 2 separate walk-in rooms
- \* Large balcony (approx. 8 m<sup>2</sup>) with peaceful view, south-facing
- \* Fully furnished: bed linen, towels, kitchenware, coffee machine, washing machine/dryer, etc.
- \* 4th floor with lift
- \* Quiet cul-de-sac, little traffic
- \* Only 60 m to the U3 underground line – 10 min. to Stephansplatz
- \* Bike-friendly: 2 bike cellars & top cycling routes
- \* Parks & Prater within walking distance
- \* Shopping facilities, café & gym nearby
- \* Short-term rental: October – December 2025

## Equipment & Features



### Basic equipment

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



### First supply

- Toilet paper
- 



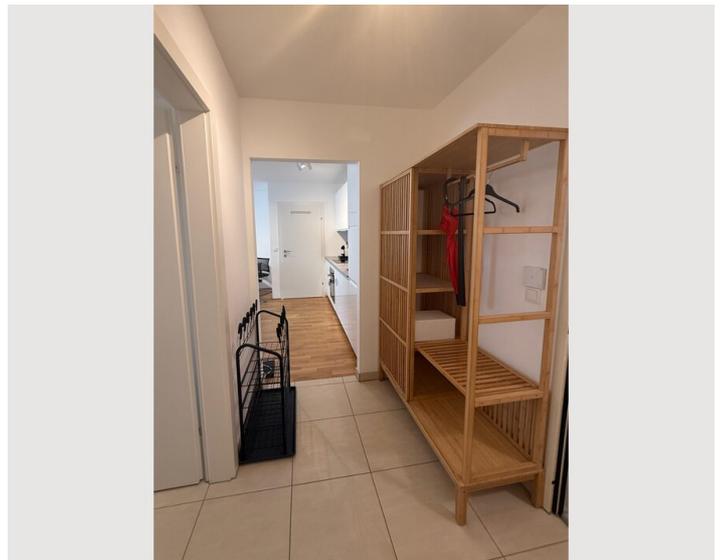
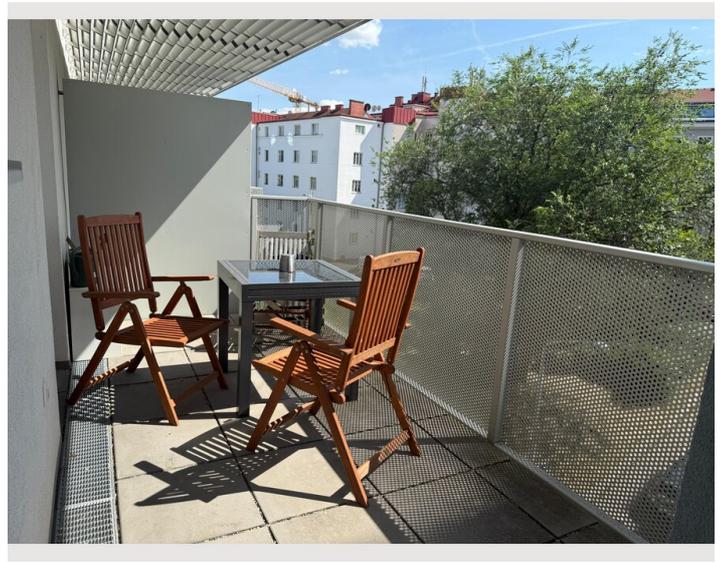
### Kitchen

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

## Informations

- Short-term parking zone subject to a charge
- Regular cleaning at extra cost
- Pets forbidden
- Bicycle room free of charge

## Picture gallery



## Infrastructure



### Location:

- \* U3 station only 60 m away – Stephansplatz in 10 minutes
- \* Tram 71 (350 m) – direct connection to Ringstraße & Belvedere
- \* Park directly in front of the building, Prater only 1.5 km away
- \* Supermarket right next door, other supermarkets, bakery, pharmacy & other shops within 5 minutes' walking distance
- \* Café opposite, modern gym 5 minutes away
- \* Gasometer with cinema, restaurants & shops 10 minutes' walk away

### For active lifestyles

- \* Cycle paths along the Donaukanal & Donauinsel in the immediate vicinity
- \* 2 bicycle cellars for secure storage
- \* Parks & green spaces for running, walking and relaxing

## Location

