



3 ROOM APARTMENT, 1140 VIENNA

Fully furnished, classy, nice neighborhood with excellent access to center

Object number: HUBO4

View and rent online

Period	21/12/2025 - 21/01/2026
Number of persons	2
Total incl. VAT.	€ 1.799,68
Security deposit	€ 1.400,00



Living space
93m²



Maximum occupancy
6 Persons



Complete accommodation ?

1 Private bathroom Bathroom at the corridor 3 Separated bedrooms



Ground floor
Elevator available

Sleeping options

Sleeping room



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



2x Sofa bed (2 persons)

Description of accommodation

We are subletting our beautiful apartment in the 14th district for 6 months.

LOCATION

The apartment is perfect for those who prefer the advantages of urban life, but want to spend some time in nature. Tram 49 takes you straight to the center (Hofburg) in 25 minutes. It passes through the 7th district, packed with exotic food options, hip coffee shops and bakeries, organic boutiques etc.. In the other direction, you can reach the Lainzer Tiergarten within 10 minutes, which is the last remaining section of Vienna's own woods and offers beautiful hiking and Sissi's stunning Hermesvilla. You can also reach Otto Wagner's golden-domed Steinhof-Church on the hill and enjoy another intact piece of Vienna's original nature. For cycling, the Wien river offers one of the best tracks in the city. U4 subway gives you access to Schoenbrunn Palace, Naschmarkt, Schwedenplatz and other major hotspots. Tram 52 takes you straight to the shopping high street Mariahilfer Strasse. However, shopping in the area of the apartment is ample with furniture store, hardware store, hypermarket, major electronics store, gas station (for nighttime shopping) and garden shops in walking distance. In about 25 min. by public transport, you can reach the suburban shopping mall Auhof Center, which is Vienna's second biggest and excellent for "real" shopping (H&M etc.) and cinema.

WALKING MINUTES

Tram 49: 1
Gas station: 2
Discount grocery Lidl: 2
Standard grocery Billa: 3
Bakery: 5
Tram 52: 5
Craft beer brewery and dining Medl-Braeu: 5
U4 Subway stop: 10
Hardware store: 10
Hypermarket Merkur: 10-15
Furniture store Kika: 10-15

THE APARTMENT

We let the images speak for themselves in this regard. It is located in a beautifully renovated historical building that was built inspired by the style of Art Nouveau. There is an elevator, but it takes a few steps before, so it's not suitable for wheelchairs. Strollers are no big issue (we have one ourselves).

FURNITURE

We are subletting the apartment completely furnished. If you need additional furniture, equipment or want to modify something, it can be negotiated. The small bedroom is currently a guest room in the process of being converted to a child's room, but that can be changed according to your wished for the duration of the contract. As of now, there is a single bed which can be converted to a king size. We could, however, add a small desk or an actual children's bed to this room if desired.

Furniture worth mentioning:
2 kingsize beds,
Miele washing machine,
Whirlpool-kitchen with dishwasher,
Office area with a large desk, 23" screen, keyboard and mouse etc. to connect your own PC,
1080p 3D home cinema with surround sound in the bedroom,
quality stereo system in the living room


DETAILS

The rental fee includes all rental costs and fees:
rent building management fees
furniture and equipment
heating
electricity
warm water
internet (50mb down/10mb up)
Netflix subscription (if desired)


RENTAL PERIOD

September 15, 2016 - March 14, 2017 (negotiable)

Equipment & Features

 **Basic equipment**

- Private toilet
- Community washing machine
- Internet/Wifi
- Bedclothes
- Toilet at the corridor
- TV
- Towels
- Hairdryer

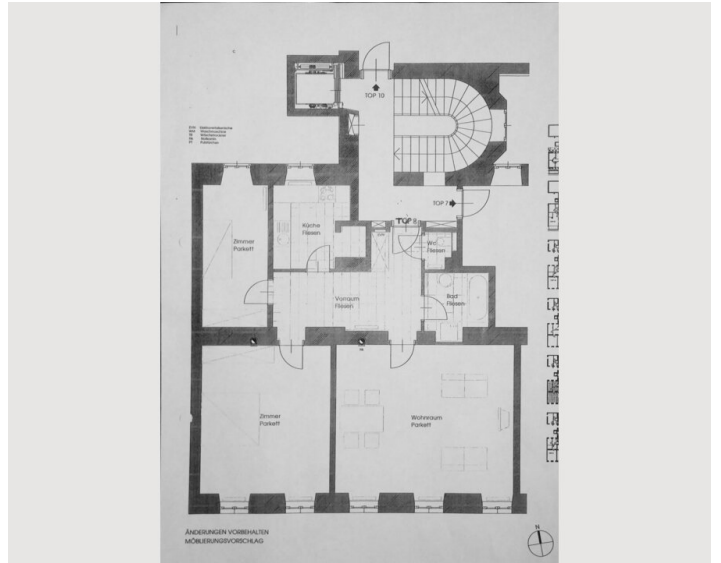
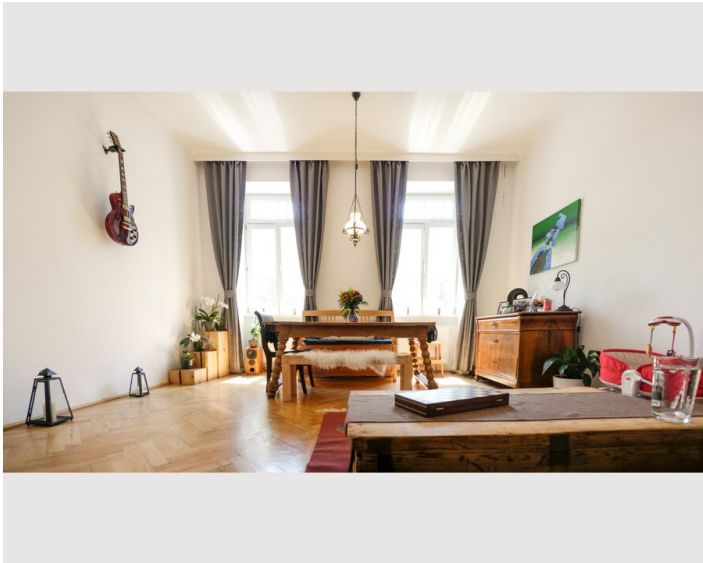
 **Kitchen**

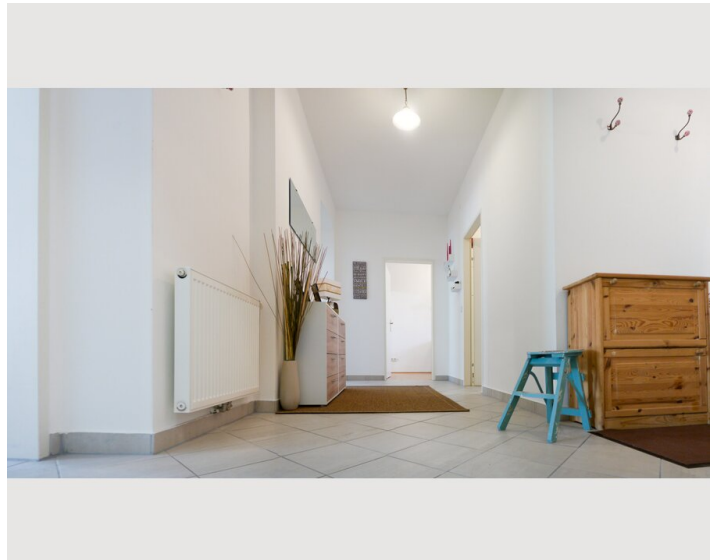
- Private kitchen
- Dishwasher
- Glasses/Tableware
- Kitchenette
- Coffee machine

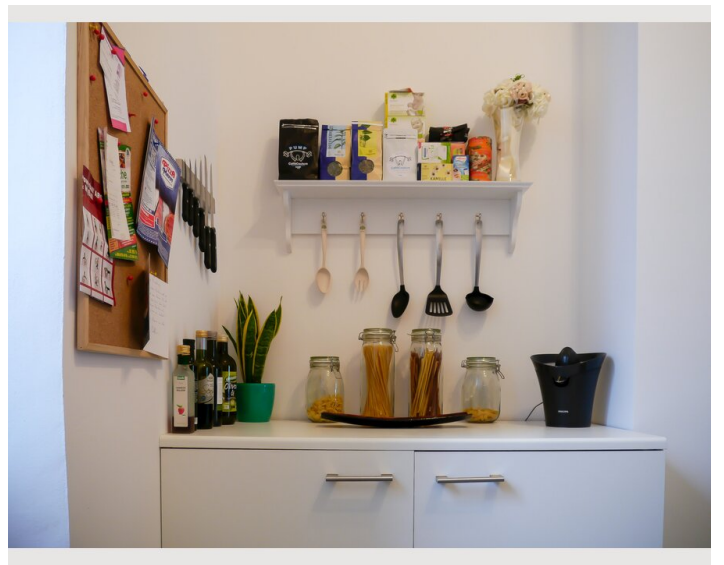
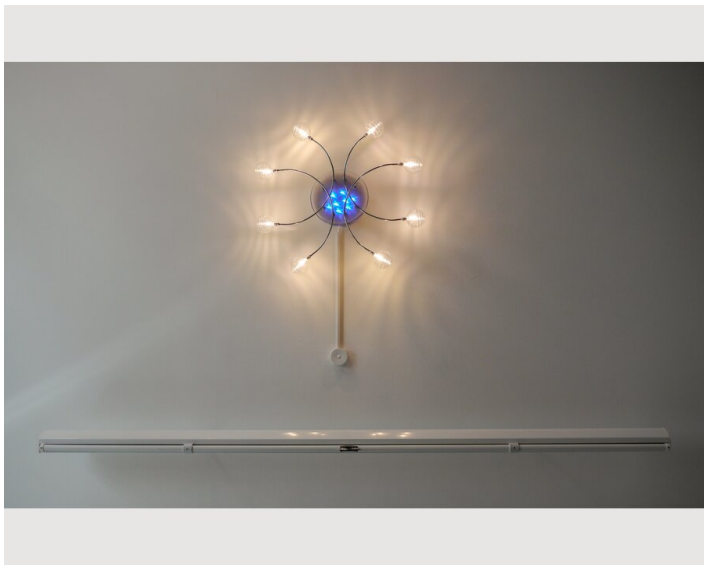
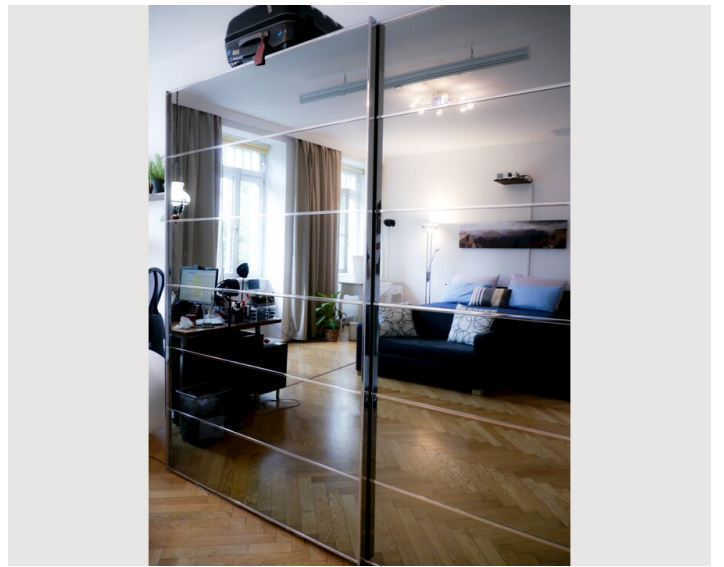
Informations

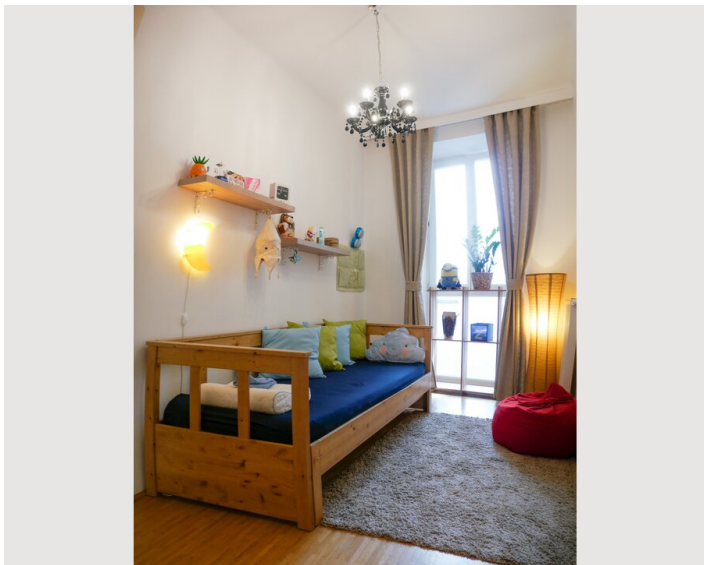
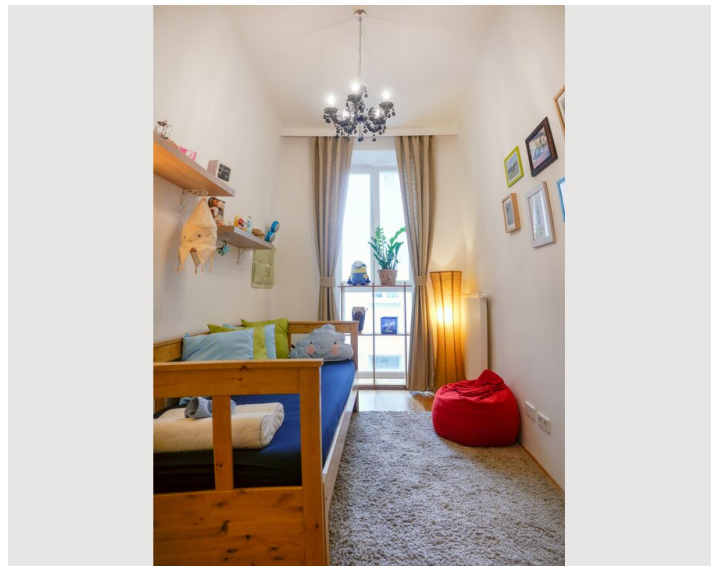
- Smoking not allowed
- Free short-term parking zone
- Pets forbidden

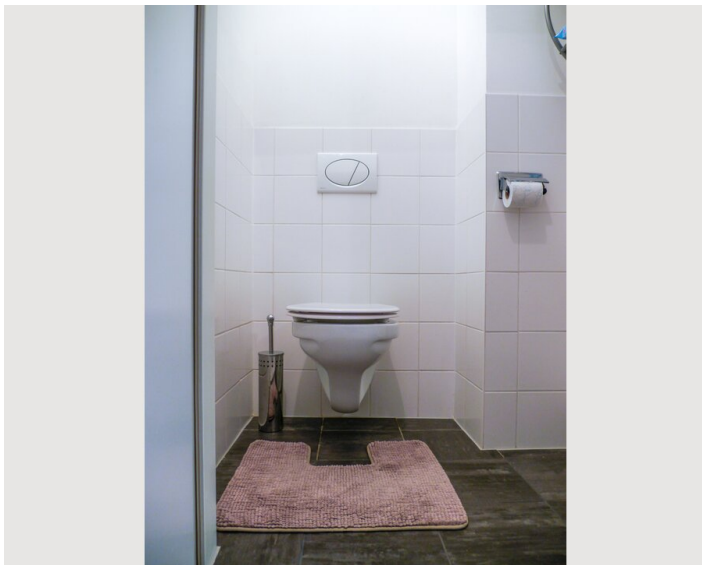
Picture gallery











Location

