



2 ROOM APARTMENT, 1040 VIENNA

## Elegant furnished apartment in central Vienna – ideal for expats

Object number: WALC1

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Exclusive furnished 2-room apartment (66 m<sup>2</sup> + balcony) near Naschmarkt. Stylishly renovated, quiet, central, with A/C, Wi-Fi & fully equipped kitchen. Ideal for expats (1–6 months). Non-smoking, no pets, move-in ready.

|                          |                     |
|--------------------------|---------------------|
| <b>Period</b>            | 02/04/ - 02/05/2026 |
| <b>Number of persons</b> | 2                   |
| <b>Total incl. VAT.</b>  | € 2.280,68          |
| <b>Security deposit</b>  | € 1.700,00          |



### Living space

66m<sup>2</sup>



### Maximum occupancy

2 Persons



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

1 Private bathroom 1 Separated bedroom



### 4. floor

Elevator available



### Check-in

12:00 - 18:00 Clock



### Check-out

08:00 - 11:00 Clock

## Sleeping options

### Sleeping room



1x Double bed (2 m x 2 m)



1x Single bed

## Descripton of accommodation

Elegant furnished apartment in central Vienna – ideal for expats (1–6 months)

Welcome to your new temporary home in the heart of Vienna!

This beautifully renovated 2-room apartment (66 m<sup>2</sup> + 6 m<sup>2</sup> balcony) perfectly combines historic Viennese charm with modern living comfort – ideal for expats, professionals on assignment, or international guests looking for style, tranquility, and a prime city location.

The front part of the building, originally constructed in 1827 in the Biedermeier style, was carefully modernized in 2022/2023. During the renovation, special attention was paid to preserving the building's historic character while introducing high-quality contemporary features throughout.

### Location & Transport

Situated just steps away from the Naschmarkt, one of Vienna's most vibrant and beloved areas, the apartment offers excellent public transport connections:

- U4 metro line (Kettenbrückengasse) and bus line 59A are only a few meters away
- U3 Neubaugasse and Mariahilfer Straße can be reached in about 12 minutes on foot
- Karlsplatz (U1, U2, U4) is approx. 13 minutes away

Despite its central location, the apartment provides a quiet and peaceful living atmosphere, overlooking a charming inner courtyard – the perfect retreat after a busy day.

### Features & Layout

This fully furnished apartment is ready to move in and offers everything you need for a comfortable stay:

- Bright living and dining area with stylish furniture, cozy seating and a fully equipped modern kitchen (including dishwasher and espresso machine)
- Bedroom with flexible stackable bed (can be used as single or double), wardrobe, bedside table, lamp and blackout curtains
- Spacious bathroom with shower, bathtub, floor heating and towel radiator
- Separate toilet
- Large storage room with washer/dryer, vacuum cleaner, iron, ironing board and cleaning equipment
- Balcony overlooking the quiet courtyard – perfect for your morning coffee or evening relaxation

### Comfort & Extras

- Powerful air conditioning for warm summer days
- High-speed internet (250 Mbit/s) and Smart TV – ideal for home office
- Elevator, cellar storage, and bicycle/stroller storage room
- Fully equipped with bed linen, towels, kitchenware, dishes, and all appliances

### Rental Information

- Minimum stay: 1 month
- Maximum stay: 6 months
- Non-smoking apartment
- No pets allowed
- Optional regular cleaning service (extra cost)
- Free bicycle storage

### Why this apartment is perfect for expats

Move in and feel at home – without any hassle. This elegant apartment offers the perfect combination of location, comfort, and convenience for your stay in Vienna. Situated between Naschmarkt, Mariahilfer Straße, and Karlsplatz, you are surrounded by cafés, shops, public transport, and everything you need for an enjoyable and productive stay in the city.

## Equipment & Features

### Basic equipment

- Balcony
  - TV
  - Private dryer
  - Towels
  - Aircondition
  - Iron & ironing board
  - Internet/Wifi
  - Private washing machine
  - Bedclothes
  - Private toilet
  - Vacuum cleaner
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### First supply

- Toilet paper
- 

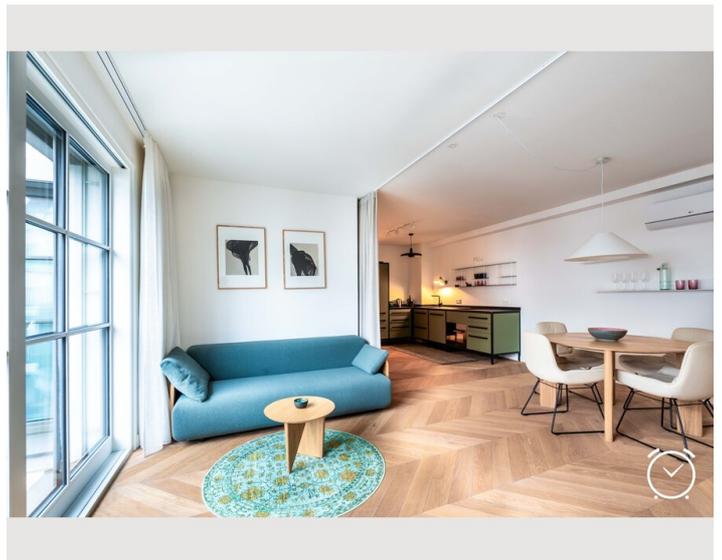
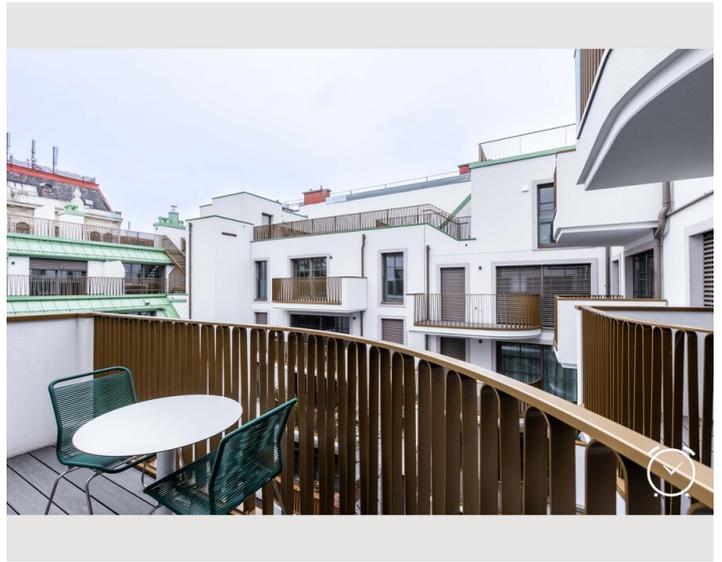
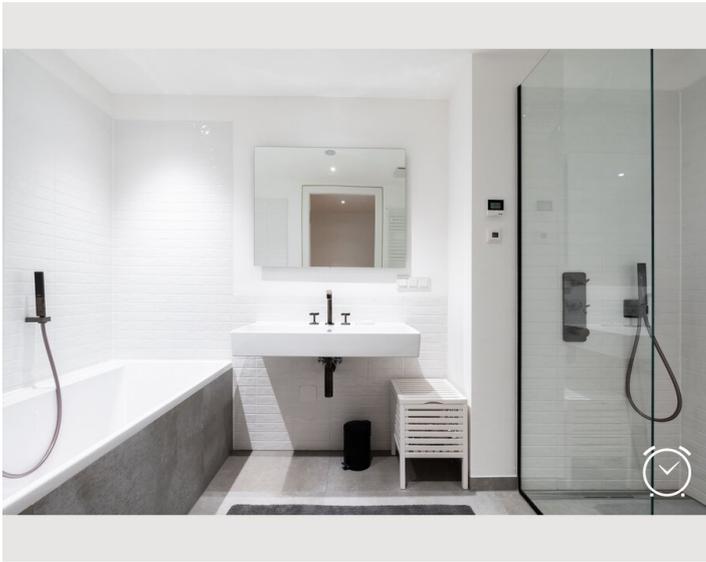
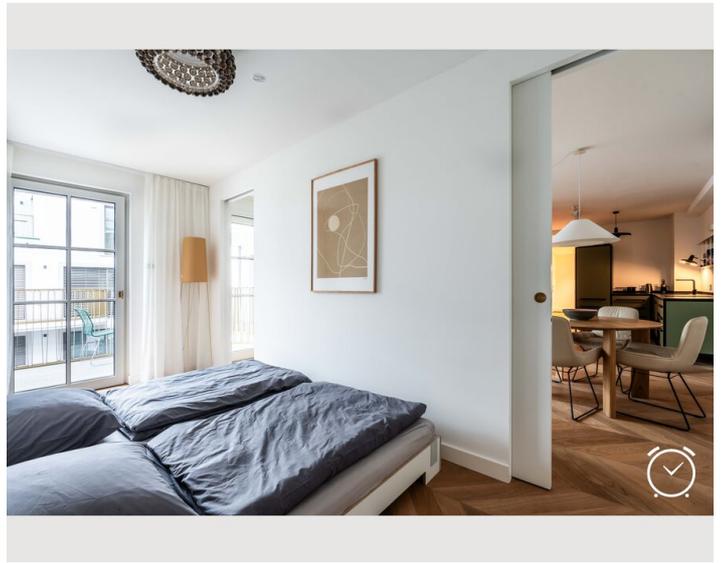
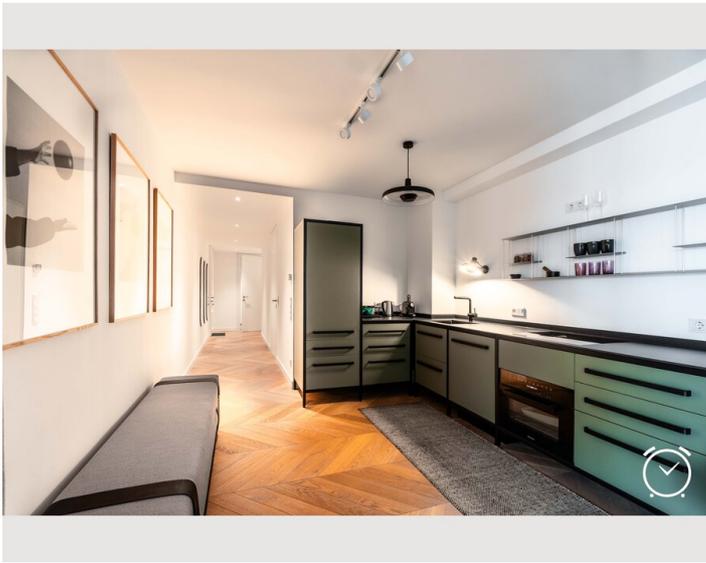
### Kitchen

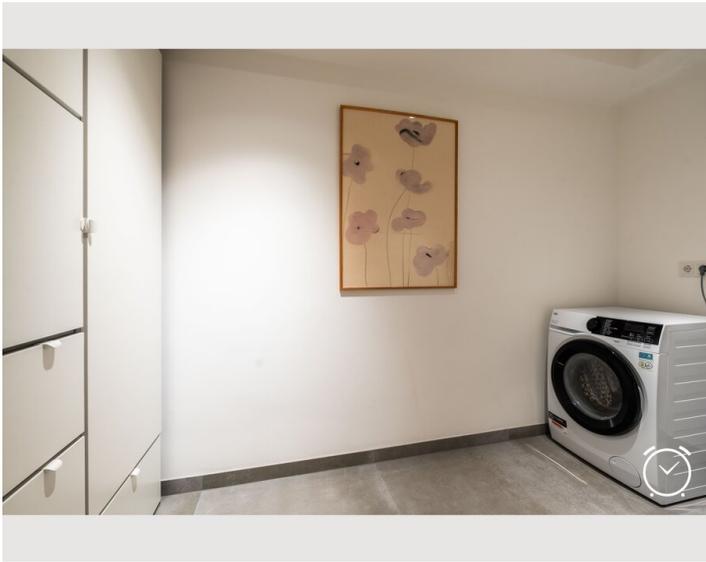
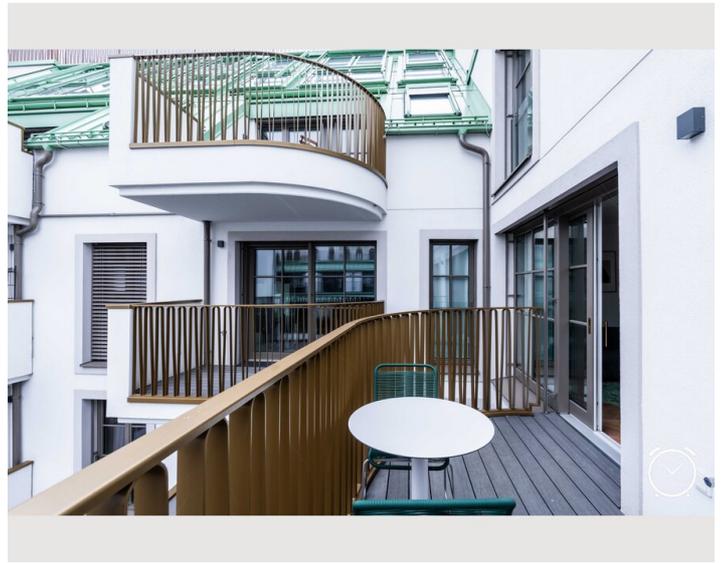
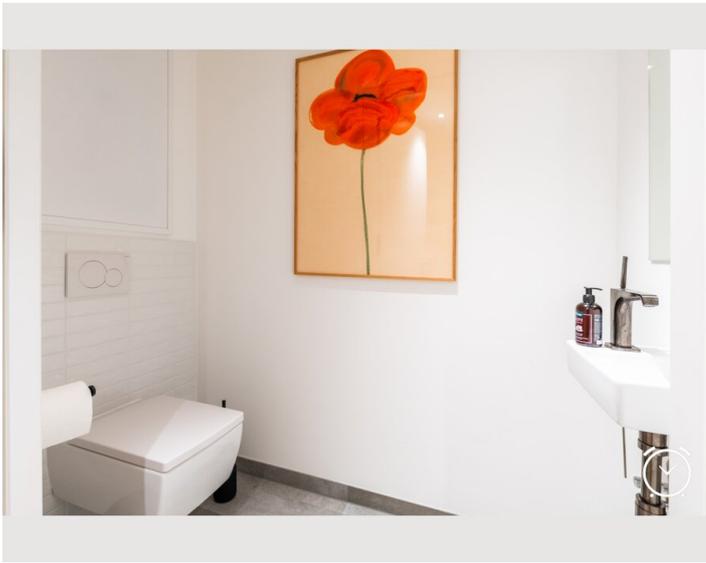
- Private kitchen
- Glasses/Tableware
- Cooking utensils
- Dishwasher

## Informations

- Smoking not allowed
- Regular cleaning at extra cost
- Pets forbidden
- Bicycle room free of charge

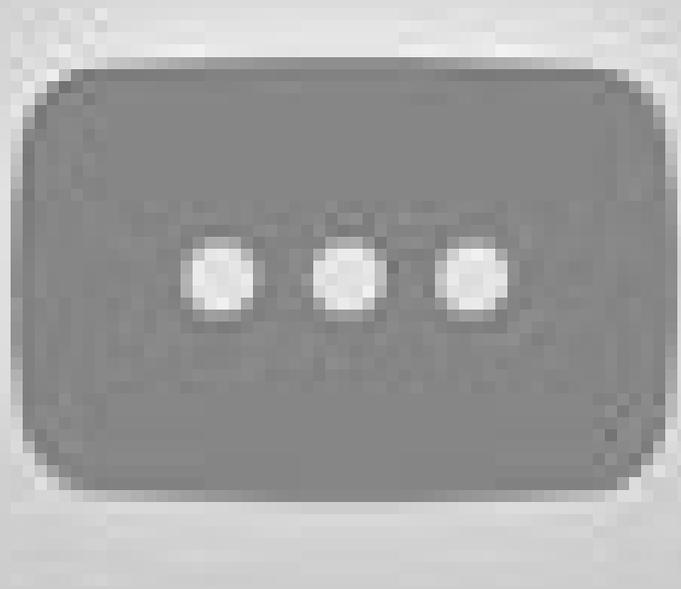
## Picture gallery





## Video

[Goto Video](#)



## Infrastructure

- 🕒 13 minutes walk to Oper, Karlsplatz
- 🚊 U4 Kettenbrückengasse 100m
- 🚊 59A 10 minutes walk
- 🚊 U1, U2, U4 Karlsplatz 13min walk
- 🛒 Billa 50m, Naschmark 100m

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## Location

