



2 ROOM APARTMENT, 1030 VIENNA

## Vienna City roof top with Terrace to Belvedere

Object number: MAYE3

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Charming Top-Floor Apartment with Terrace & Garden View – Prime Location Next to Belvedere Palace!

<b>Period</b>	02/04/ - 02/05/2026
<b>Number of persons</b>	2
<b>Total incl. VAT.</b>	€ 1.823,04
<b>Security deposit</b>	€ 1.400,00



### Living space

45m<sup>2</sup>



### Maximum occupancy

2 Persons



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

1 Private bathroom 1 Separated bedroom 1 Living-Sleepingroom



### 6. floor

Elevator available



### Check-in

14:00 - 22:00 Clock



### Check-out

12:00 - 14:00 Clock

## Sleeping options

### Sleeping room



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

### Living & Sleeping



1x Sofa bed (2 persons)

## Descripton of accommodation

Welcome to life above the rooftops of Vienna!

This bright and cozy top-floor apartment on Kölblgasse, between Fasangasse and Jacquingasse, offers urban living in a peaceful setting – complete with a private terrace and a stunning view of the Botanical Garden right next to Belvedere Palace.

### Apartment Highlights:

-  Terrace with a beautiful green view – perfect for relaxing or gardening
-  Bright and airy rooms thanks to large windows
-  Separate kitchen, bathroom with bathtub, and separate toilet
-  Bedroom (approx. 10 m<sup>2</sup>) & living room (approx. 20 m<sup>2</sup>)
-  Entrance hall with wardrobe area
-  Private basement storage included
-  Sofa in the living room can be extended into a bed for guests.

### Location & Surroundings:

Public transport connections are excellent – the tram stop is practically at your doorstep, and both Rennweg and Main Station (Hauptbahnhof) are just a short walk away.

The Schweizergarten, Botanical Garden, and Belvedere Palace offer plenty of green spaces and recreational opportunities right around the corner.

### Furnishings:

Furniture (as shown in the pictures) can be taken over on request – including a sofa bed.

### Flexible Rental Options:

Whether for a few months or a long-term stay, this apartment is perfect for anyone looking to live comfortably and stylishly in the heart of Vienna.

 Move in, feel at home, and enjoy autumn above the rooftops of Vienna!

## Equipment & Features

### Basic equipment

- Terrace
- Bedclothes
- Cleaning utensils
- Private washing machine
- Private toilet

### Kitchen

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

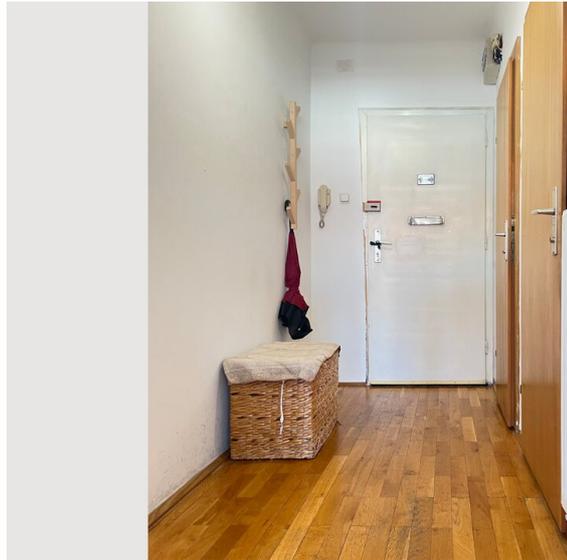
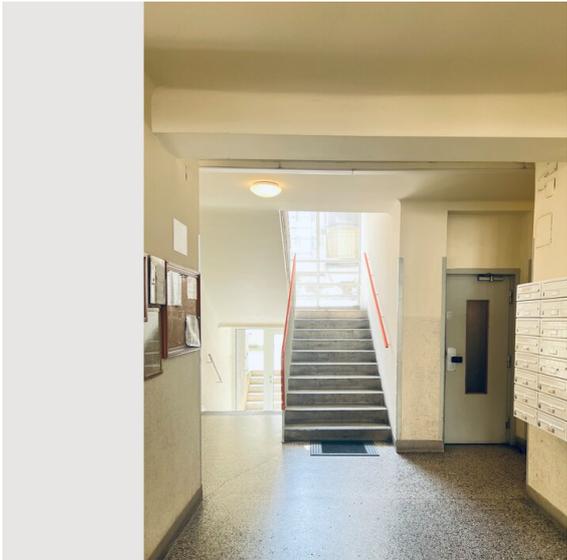
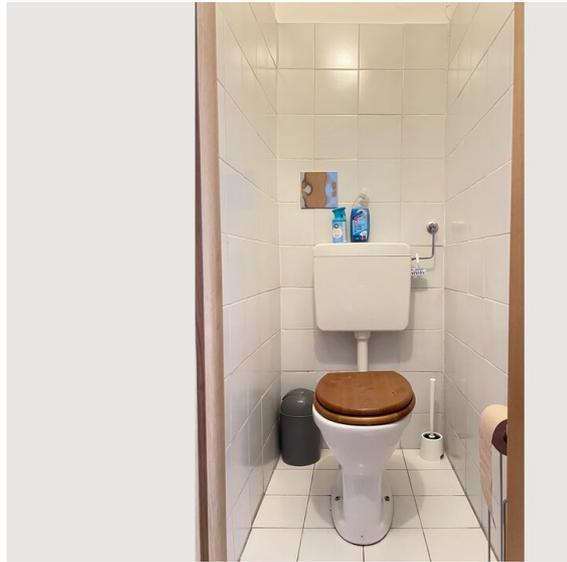
## Informations

- Suitable for children
- Bicycle room free of charge
- Pets on request

## Picture gallery











### Infrastructure



Public transport connections are excellent – the tram stop is practically right outside the door, and both Rennweg and Main Station (Hauptbahnhof) are just a short distance away.

The Schweizergarten, Botanical Garden, and Belvedere Palace offer wonderful green spaces and recreational opportunities right in the neighborhood.

## Location

