

3 ROOM APARTMENT, 1130 VIENNA

Modern family home

Object number: MZEG1

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Modern family home in elevated neighborhood

Period	08/12/2025 - 08/01/2026
Number of persons	2
Total incl. VAT.	€ 3.182,42
Security deposit	€ 2.300,00



Living space

100m²



Maximum occupancy

5 Persons



Complete accommodation [?]

2 Private bathrooms 2 Separated bedrooms



1. floor

Elevator available



Check-in

15:00 - 22:00 Clock



Check-out

11:00 - 13:00 Clock

Sleeping options

Bedroom 1



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

Bedroom 2



1x Double bed (1,40 m x 2 m)



1x Children/baby bed



1x Sofa bed (2 persons)

Descripton of accommodation

Stylish Living with a Feel-Good Guarantee

This beautifully designed apartment impresses with its modern style, high-quality furnishings, and a well-thought-out floor plan that perfectly combines comfort and elegance.

At the heart of the home is the spacious, open living area (37 m²) featuring a cozy corner sofa and a stylish new country-style kitchen.

The kitchen comes fully equipped with everything you might need – including an induction stove, oven, dishwasher, fridge-freezer, microwave, toaster, kettle, coffee machine, and plenty of cookware, dishes, and glasses.

From the living room, you can step out onto the sunny south-facing balcony with seating, the perfect spot to relax and unwind, especially on warm summer evenings.

A separate toilet and a spacious bathroom with double washbasin, double bathtub, and a modern walk-in waterfall shower offer maximum comfort and a touch of everyday luxury.

In the quiet, north-facing area of the apartment, you'll find two bedrooms overlooking a private, tranquil garden.

The smaller bedroom (17 m²) features a comfortable king-size bed (180x200 cm), ample storage, and a private balcony with a view of the greenery.

The second bedroom (21 m²) with a French balcony includes two wardrobes, two dressers, a queen-size bed (140x200 cm), and an additional bed (90x200 cm, extendable to 140x200 cm) – ideal for families or guests.

Real hardwood floors, premium materials, and a harmonious interior concept create a warm, welcoming atmosphere that instantly makes you feel right at home.

For families, a travel cot and high chair are available upon request.

Private parking for one car and one motorbike included.

Equipment & Features



Basic equipment

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



First supply

- Toilet paper
- Soap
- shampoo
- Nespresso capsules



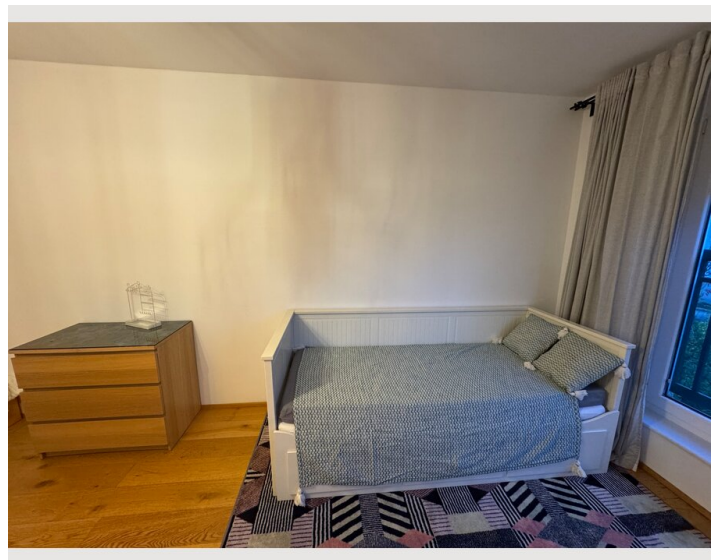
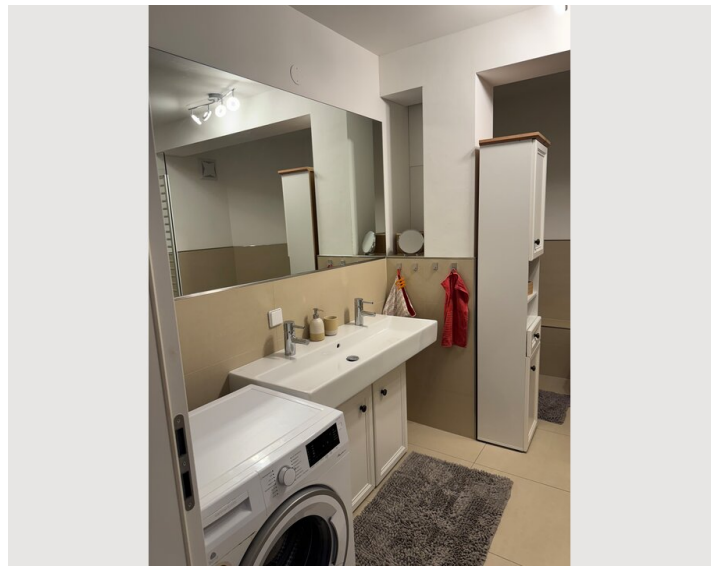
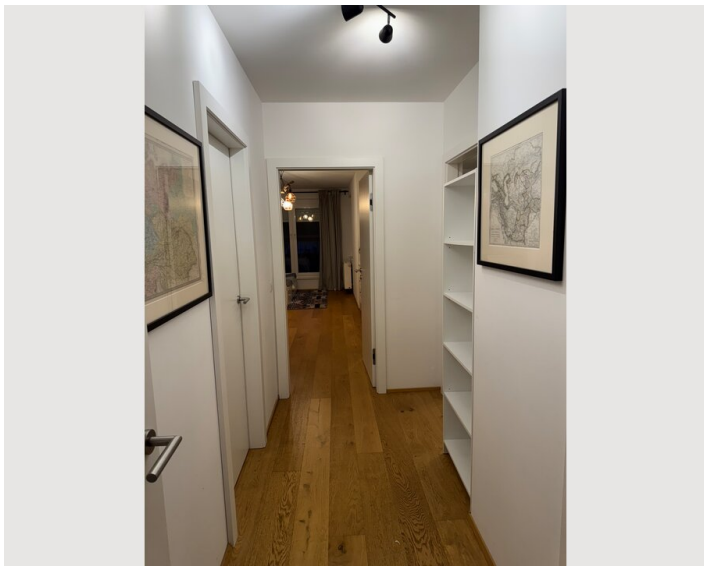
Kitchen

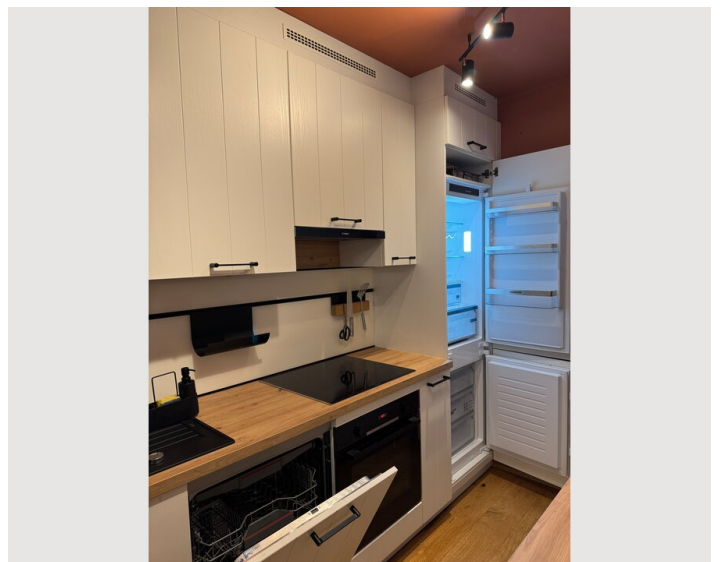
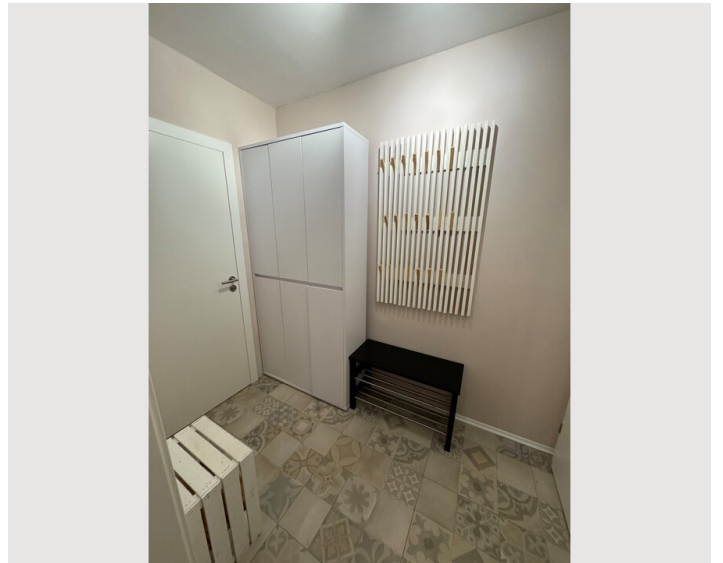
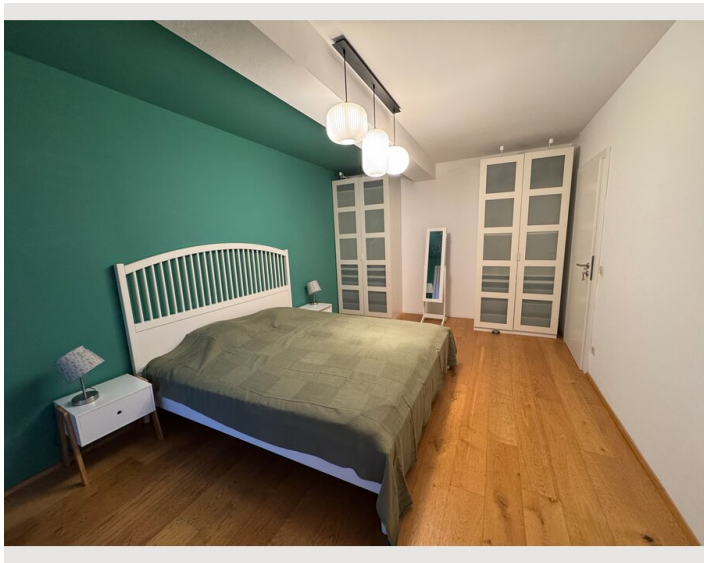
- Private kitchen
- Espresso machine
- Microwave
- Glasses/Tableware
- Dishwasher

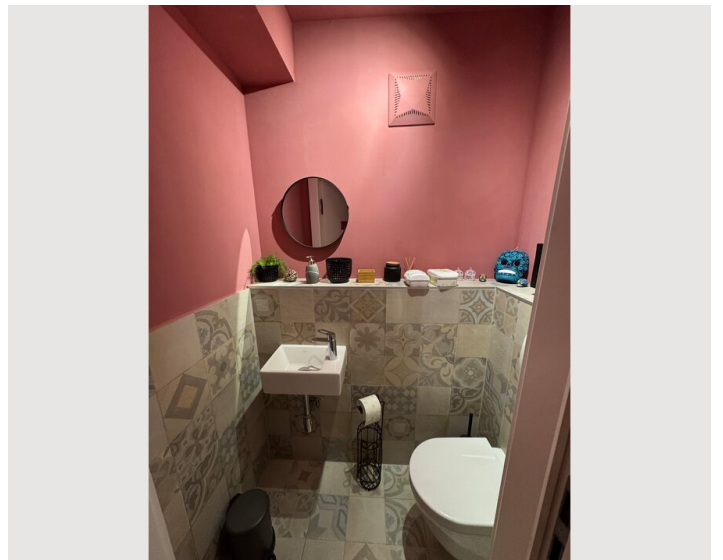
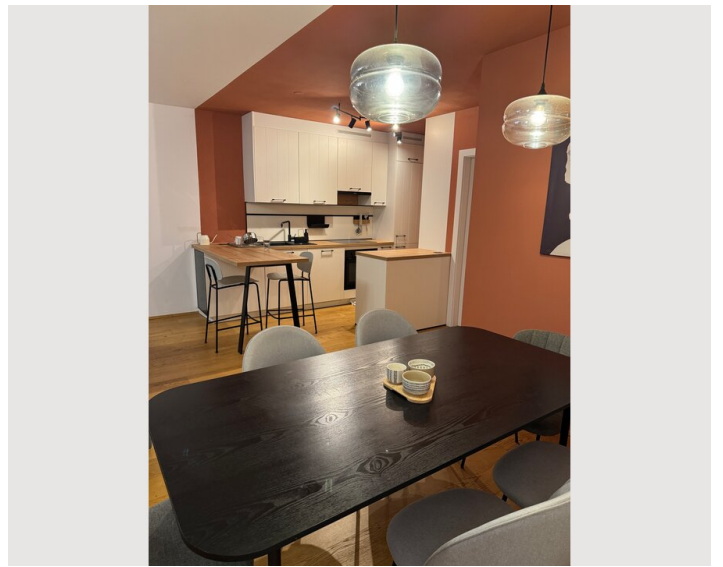
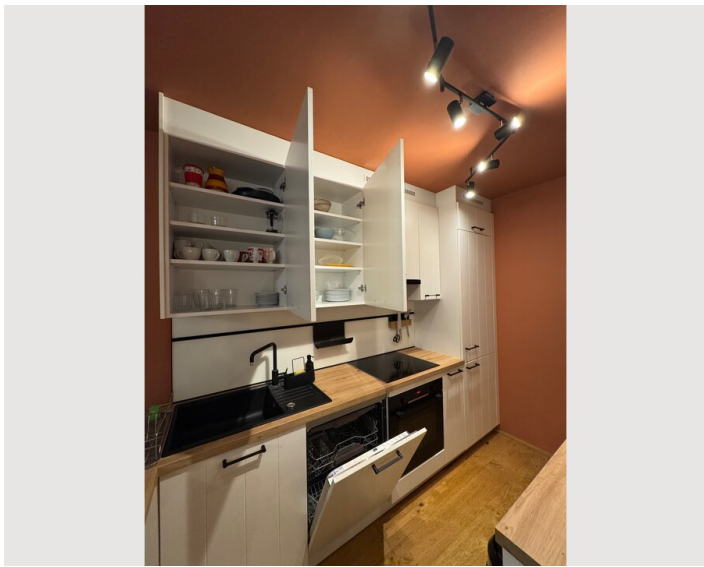
Informations

- Suitable for children
- Short-term parking zone subject to a charge
- Pets forbidden
- Bicycle room free of charge
- Smoking not allowed
- Desk/Workplace
- Regular cleaning at extra cost

Picture gallery







Infrastructure



Bus linie 53A 60m walking distance



160m walking distance

Perfectly Connected – Everything Within Reach

Public Transport:

Right outside the front door, the bus line 53A provides a quick connection to the U4 subway, while the tram line 62, just 280 meters away, takes you directly to the city center and the Vienna State Opera. The excellent public transport network is complemented by the S-Bahn line S80 (approx. 1 km away), ensuring convenient access to all parts of the city.

Shops & Daily Needs:

A Spar supermarket is located only 160 meters from the apartment, with a pharmacy just 150 meters further. Within a 1 km radius, you'll find two additional supermarkets (Billa, Hofer), two drugstores (BIPA, DM), as well as bakeries, an ice cream shop, and a fresh produce market – everything you need for your daily errands and culinary delights.

Medical Services:

The neighborhood offers excellent medical care with a hospital nearby, several general practitioners and specialists, and two pharmacies within easy reach.

Recreation & Nature:

Nestled next to the Roter Berg recreational area, the apartment offers immediate access to green spaces perfect for relaxation or outdoor activities. The park features two playgrounds (including a water playground) and a sledding hill for winter fun – ideal for families.

Sports enthusiasts will appreciate the running routes with gentle elevation and a modern outdoor fitness area.

Just a short walk or bike ride away lies the Lainzer Tiergarten, one of Vienna's most beautiful and historically significant nature reserves – a true oasis for hiking, cycling, and unwinding in nature.

Location

