



3 ROOM APARTMENT, 1220 VIENNA

## Furnished maisonette with private garden – available for interim lease

Object number: LFYG1

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This maisonette apartment offers an ideal layout: kitchen, guest WC and living room with garden access on the ground floor; upstairs, a bathroom and two bedrooms – one with a private balcony.

<b>Period</b>	11/03/ - 11/04/2026
<b>Number of persons</b>	2
<b>Total incl. VAT.</b>	€ 1.988,28
<b>Security deposit</b>	€ 1.500,00



### Living space

82m<sup>2</sup>



### Maximum occupancy

3 Persons



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

1 Private bathroom 2 Separated bedrooms



### Ground floor



### Check-in

08:00 - 20:00 Clock



### Check-out

08:00 - 20:00 Clock

## Sleeping options

### Bedroom 1



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

### Bedroom 2



1x Single bed

## Descripton of accommodation

Secondary residence for work or study purposes | No pets

As we will be abroad for six months due to work, we are offering our maisonette apartment for temporary rent.  
Available period: February 1, 2026 – July 31, 2026.

This maisonette apartment stands out for its optimal layout: on the ground floor, you'll find the kitchen, a guest WC, and the living room with direct access to the garden (approx. 46 m<sup>2</sup>). The upper floor includes the bathroom and two bedrooms – one with its own balcony.

This well-maintained, fully furnished apartment is available for a fixed-term rental of up to six months (shorter stays possible). It is ideal for individuals who need temporary accommodation in Vienna for professional or educational reasons.

Please note: Two cats currently live in the apartment, and the furniture will remain. Therefore, the property is not suitable for people with cat allergies. The scratching post in the living room will be removed before move-in; all other furnishings will remain as shown in the photos.

## Equipment & Features



### Basic equipment

- Balcony
  - Internet/Wifi
  - Private washing machine
  - Community dryer
  - Towels
  - Garage
  - Cleaning utensils
  - Garden
  - TV
  - Community washing machine
  - Bedclothes
  - Private toilet
  - Vacuum cleaner
- 



### Fireplace

- Grill
- 



### First supply

- Toilet paper
- 



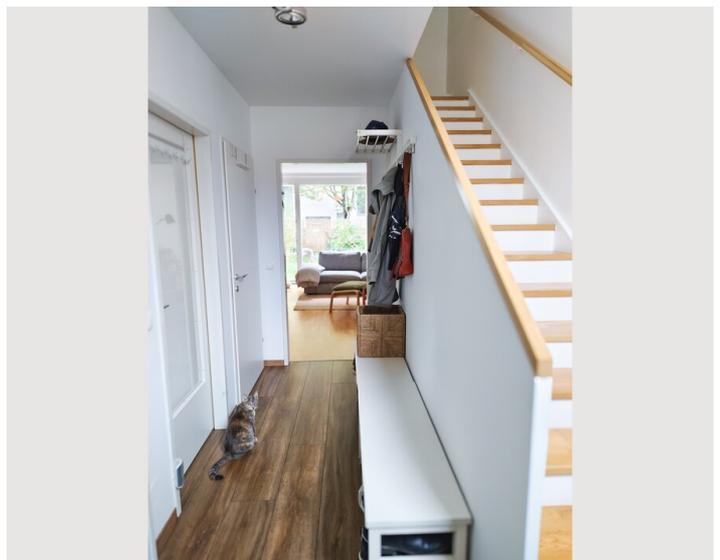
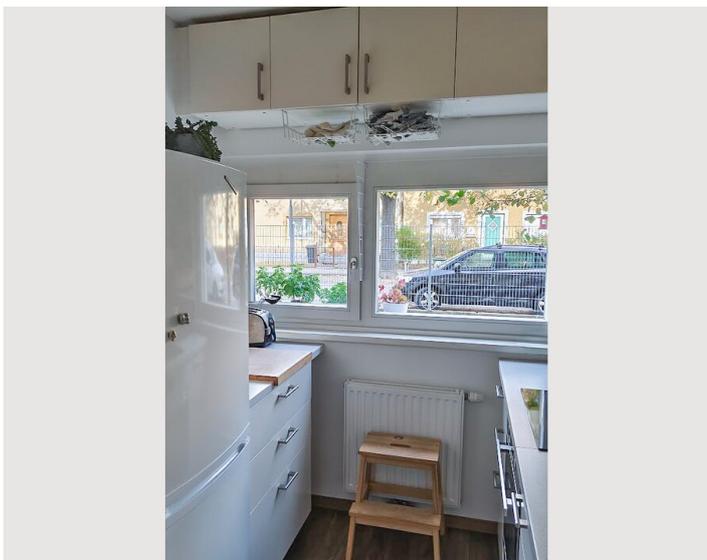
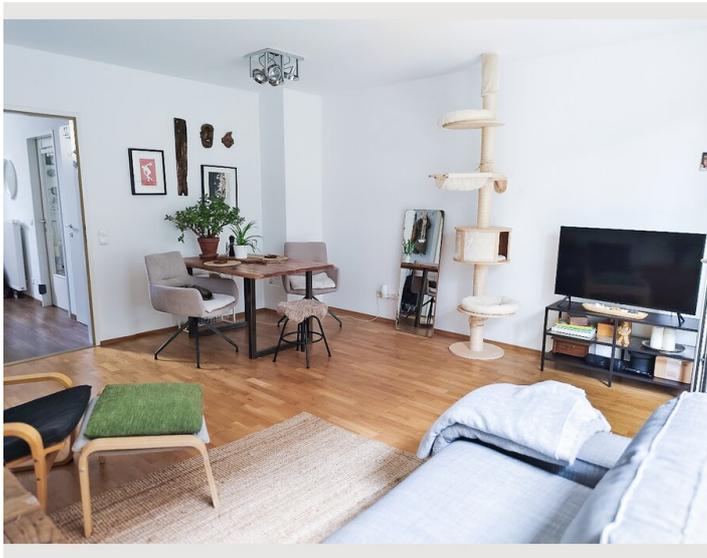
### Kitchen

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

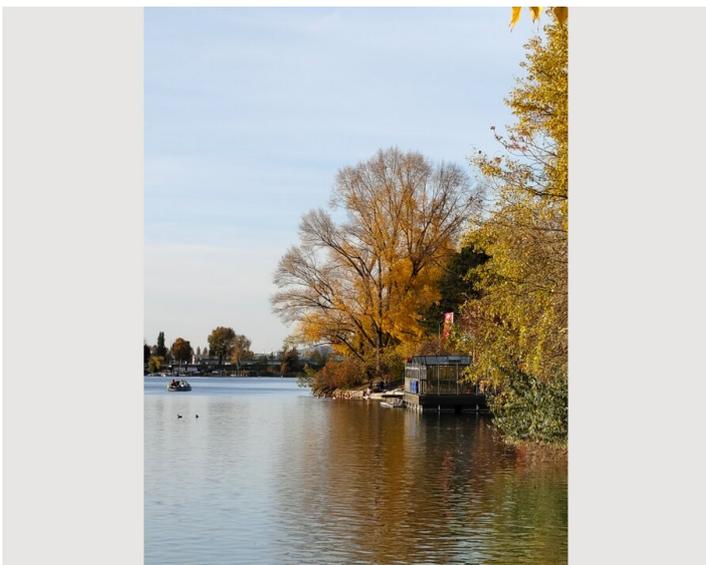
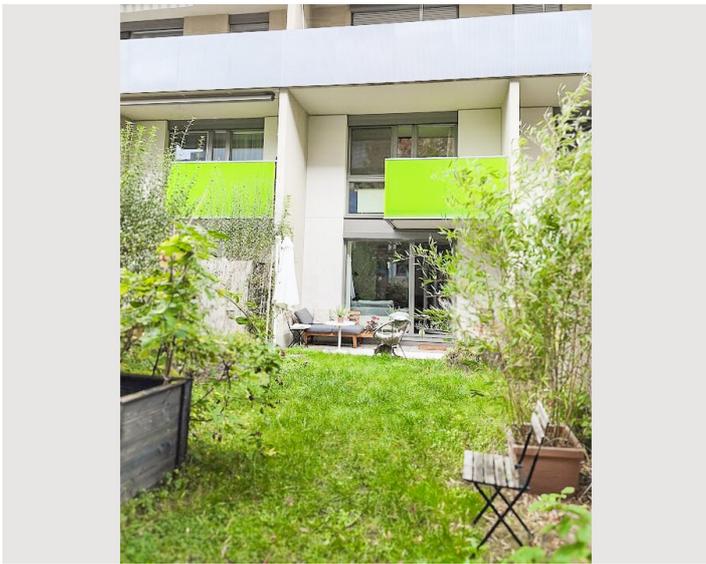
## Informations

- Smoking not allowed
- Private entrance
- Bicycle room free of charge
- Desk/Workplace
- Pets forbidden

## Picture gallery







## Infrastructure



The apartment is located in a quiet residential complex with excellent transport connections.

The U1 subway station is about an 8-minute walk away – from there, it's only 10 minutes to Stephansplatz and just 2 stops to the UN headquarters, or about 10 minutes by bike.

Cycling to the city center is easy thanks to the newly expanded bike path network.

Right next to the complex: a shopping center with a supermarket and medical center, as well as a public indoor and outdoor swimming pool.

The recreational area "Alte Donau" is about a 15-minute walk away – perfect for walking, cycling, running, swimming, or enjoying one of the beautiful waterfront restaurants.

## Location

