



2 ROOM APARTMENT, 1070 VIENNA

## LUCE by centum - Historic Viennese charm reimaged with a modern urban vibe

Object number: QIAQ1

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Newly renovated, ultra-modern and luxurious smart-home apartment in the heart of Vienna. Quiet retreat yet close to many restaurants and shops. Underfloor heating and high-quality features provide maximum living comfort.

|                          |                     |
|--------------------------|---------------------|
| <b>Period</b>            | 01/05/ - 31/05/2026 |
| <b>Number of persons</b> | 2                   |
| <b>Total incl. VAT.</b>  | € 2.631,64          |
| Security deposit         | € 2.000,00          |



### Living space

50m<sup>2</sup>



### Maximum occupancy

2 Persons



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

1 Private bathroom 1 Separated bedroom



### 1. floor

Elevator available



### Check-in

06:00 - 22:00 Clock



### Check-out

06:00 - 22:00 Clock

## Sleeping options

### Sleeping room



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

## Description of accommodation

This fully renovated period apartment seamlessly blends classic Viennese charm with modern comfort. High ceilings and large new windows create a bright, spacious atmosphere, while premium materials and a well-designed layout contribute to an elegant, luxurious living environment.

Equipped with smart-home technology, the apartment allows convenient control of lighting, temperature, and entertainment. Underfloor heating provides pleasant warmth throughout the year, and integrated ceiling speakers offer an exceptional audio experience in the living area.

The modern kitchen is fitted with high-quality appliances – including a wine fridge – and offers plenty of storage space. A dedicated workspace makes the apartment ideal for remote work or extended stays. Smart built-in wardrobes provide ample storage and keep the space tidy and well organized.

The bathroom features a spacious rain shower and high-end fixtures. The bedroom is equipped with a large box-spring bed (180 × 200 cm), ensuring exceptional comfort and restful nights.

A special highlight is the private outdoor area, offering additional space to relax and unwind.

Despite its exceptionally central location in the popular 7th district, the apartment remains remarkably quiet, thanks to its courtyard setting — a rare combination of urban convenience and tranquility.

Overall, the apartment represents modern luxury, superior comfort, and a thoughtfully designed living environment that is both functional and aesthetically pleasing.

## Equipment & Features



### Basic equipment

- Terrace
- Music system/docking station
- Private washing machine
- Towels
- Vacuum cleaner
- Internet/Wifi
- TV
- Bedclothes
- Private toilet
- Hairdryer



### First supply

- Toilet paper
- Soap
- Fridge filling on request
- shampoo
- Nespresso capsules



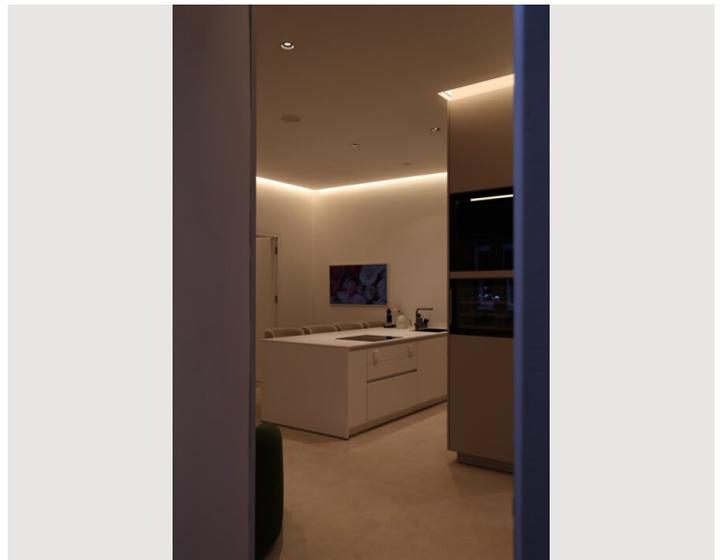
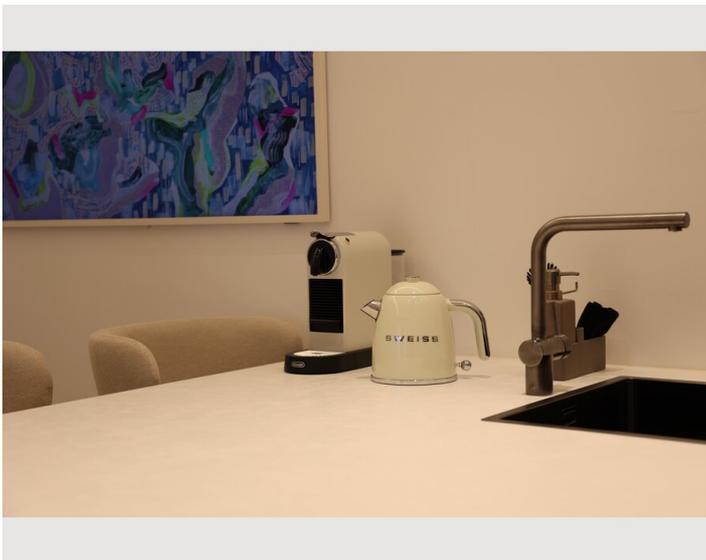
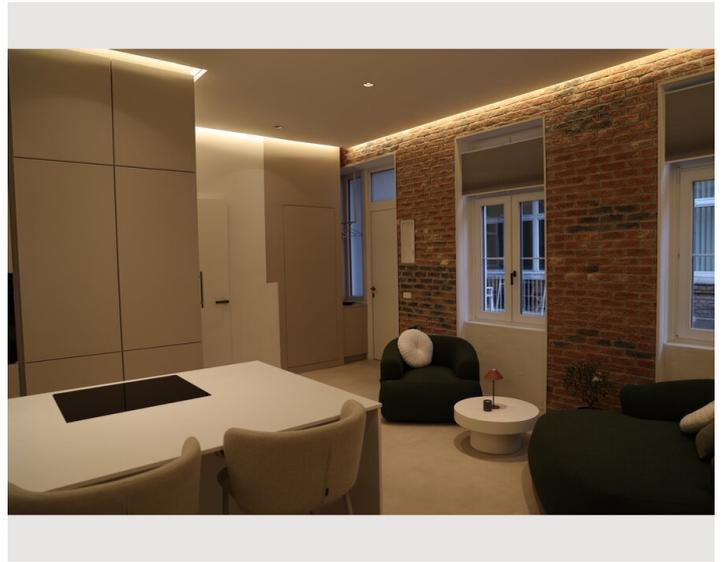
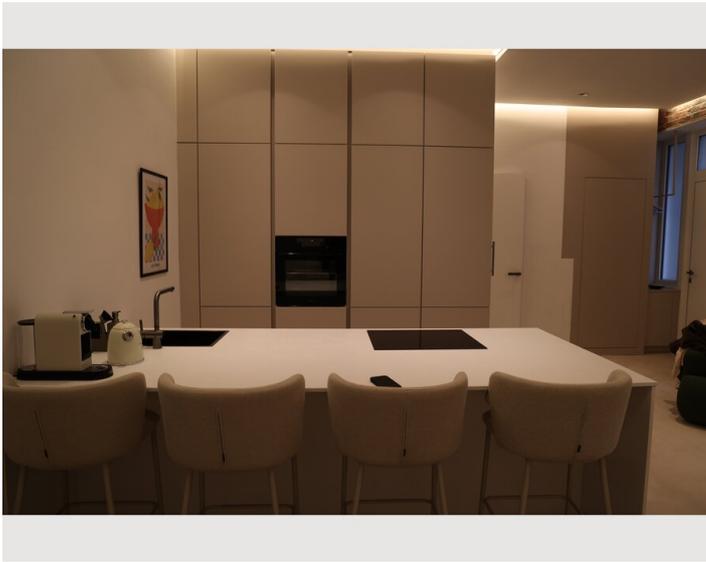
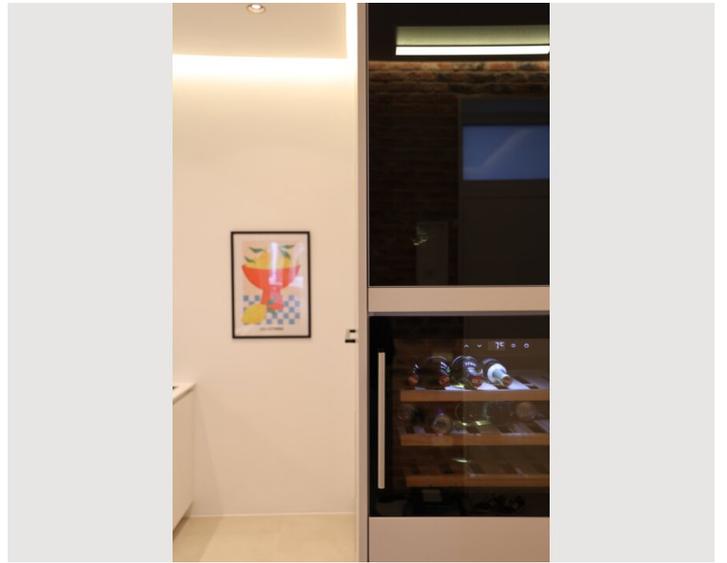
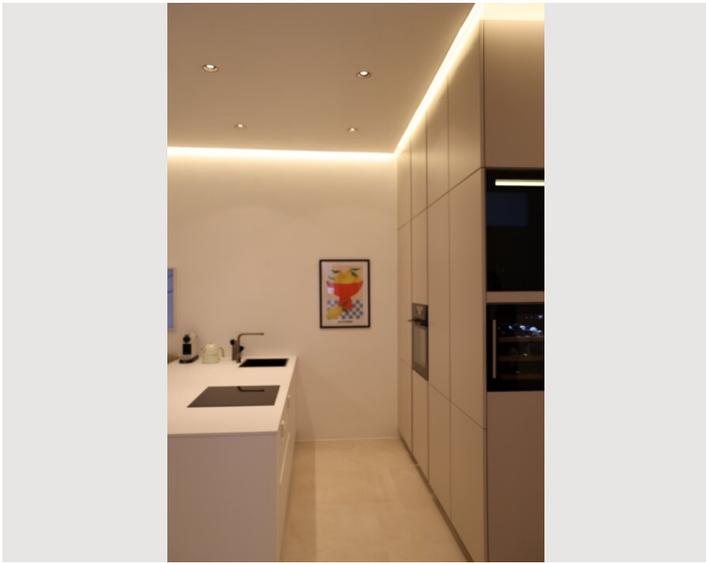
### Kitchen

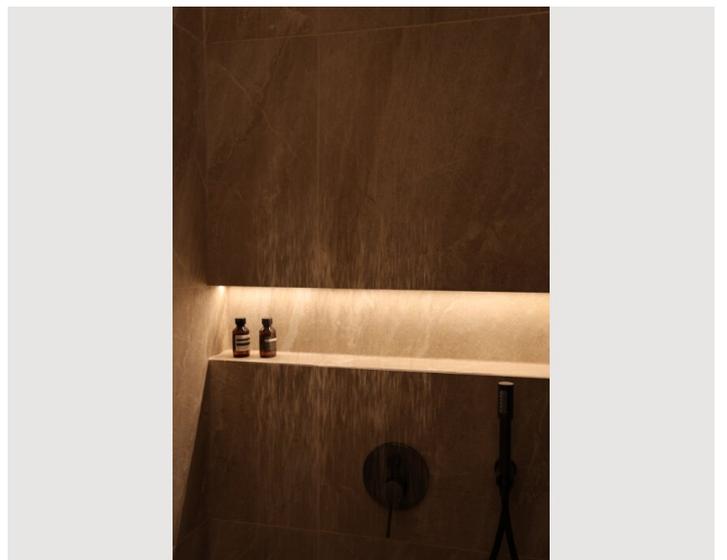
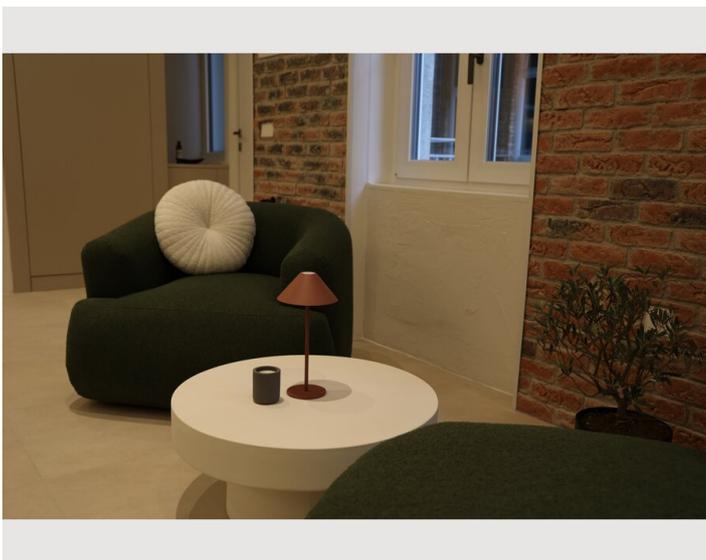
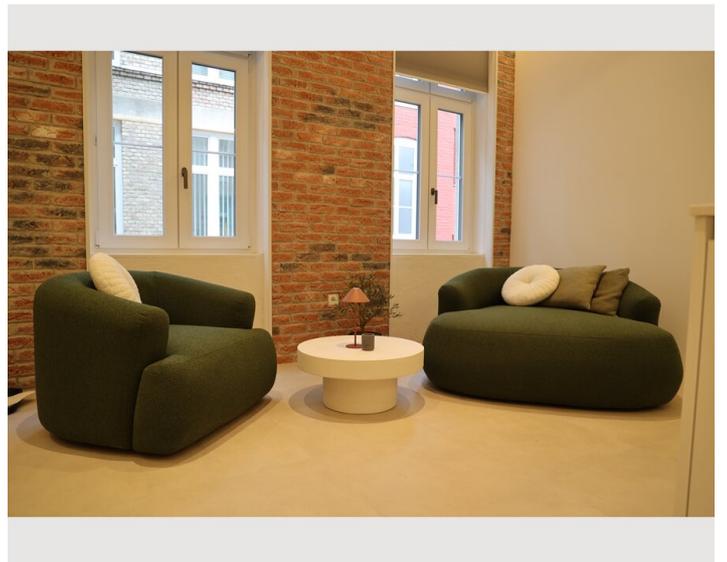
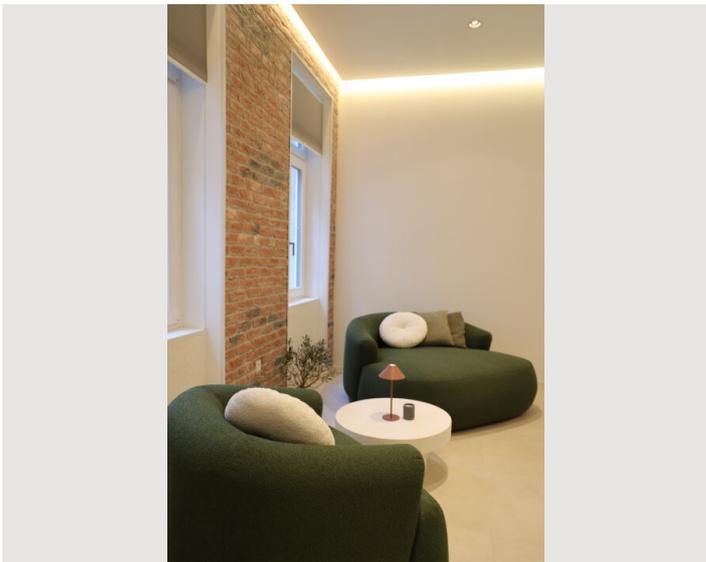
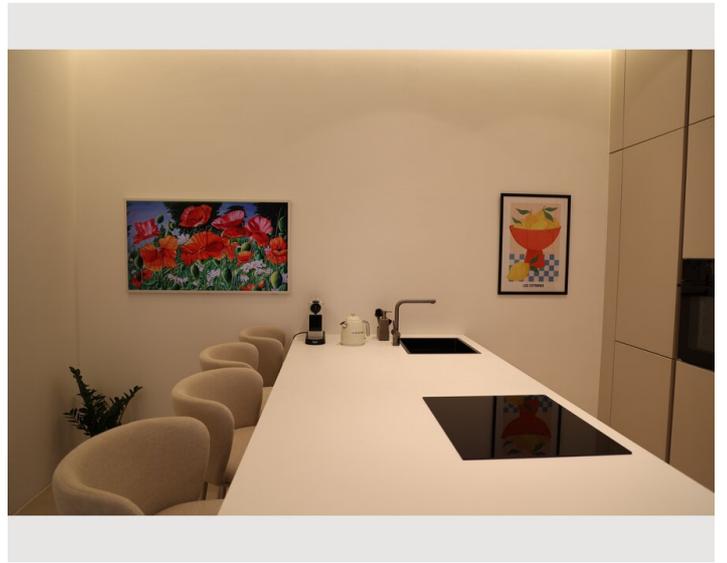
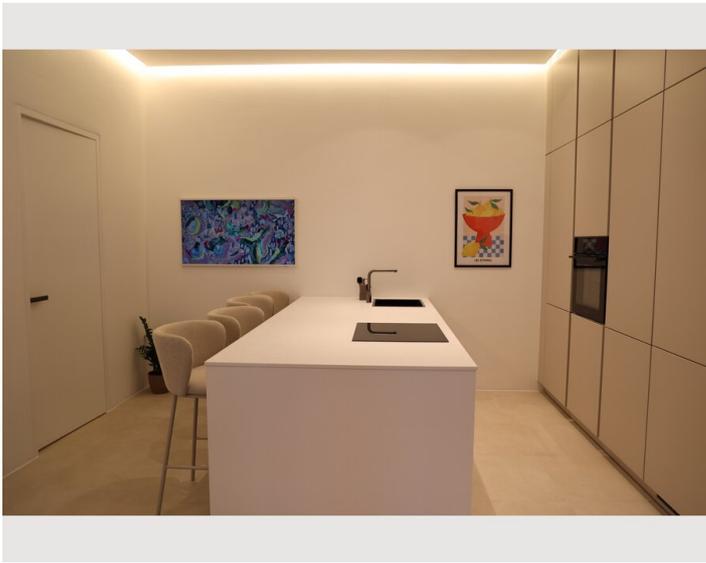
- Private kitchen
- Glasses/Tableware
- Dishwasher
- Cooking utensils
- Espresso machine

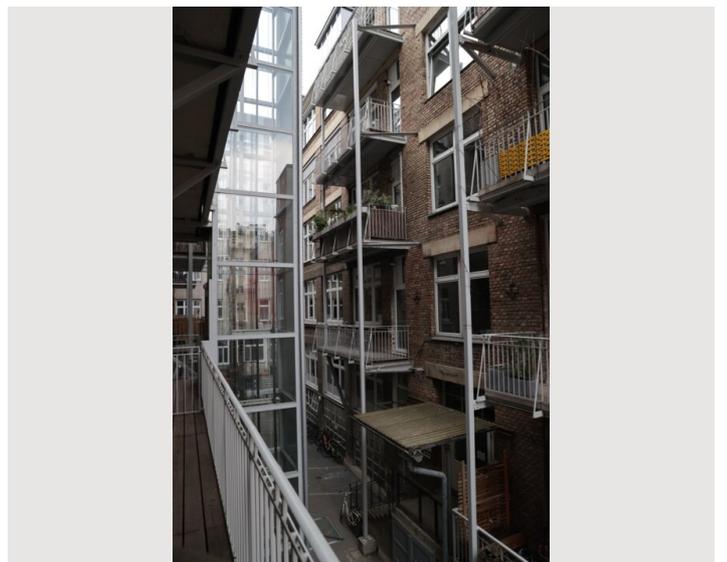
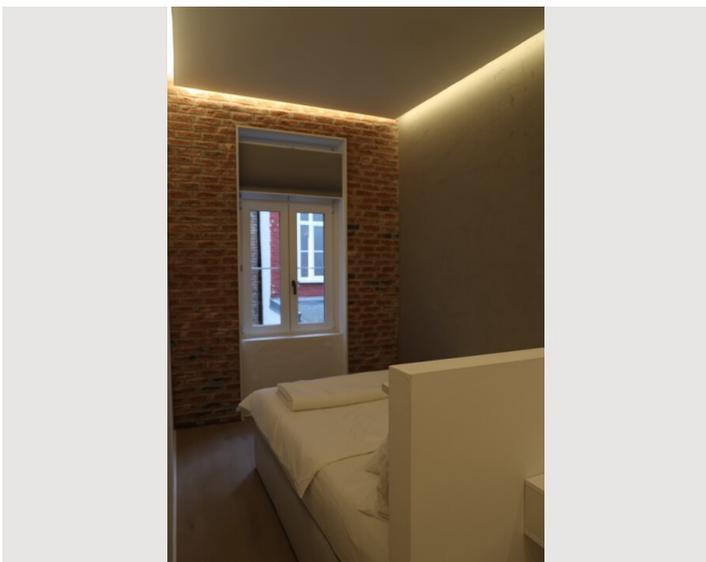
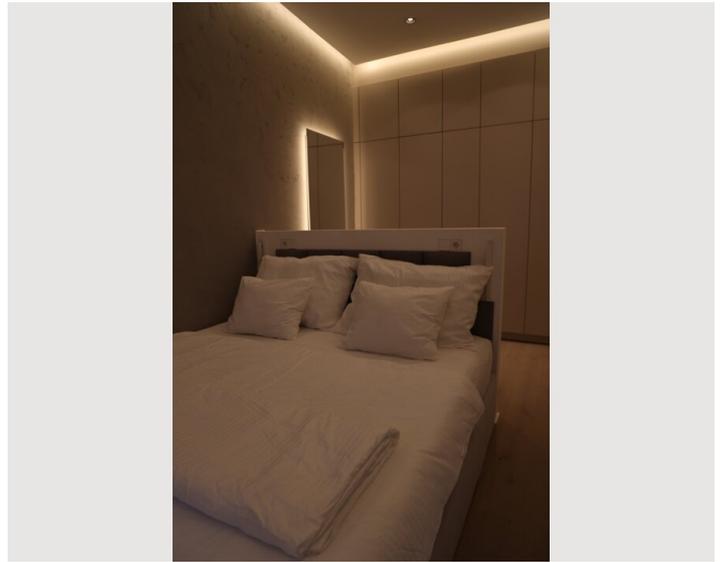
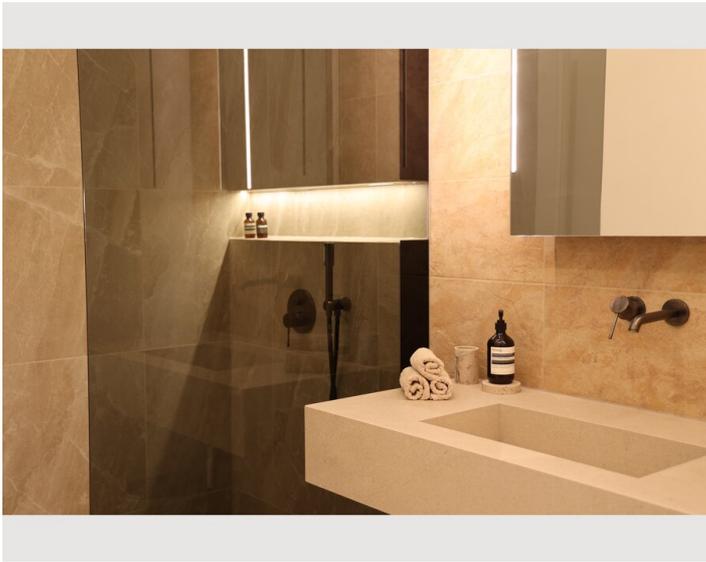
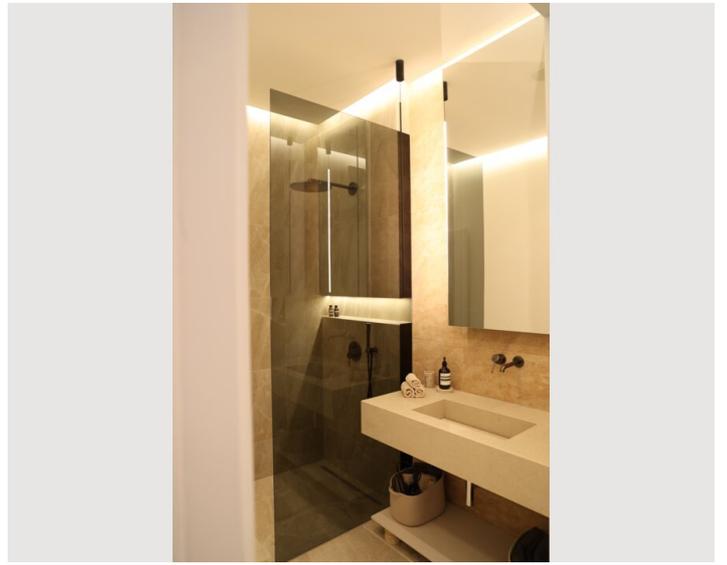
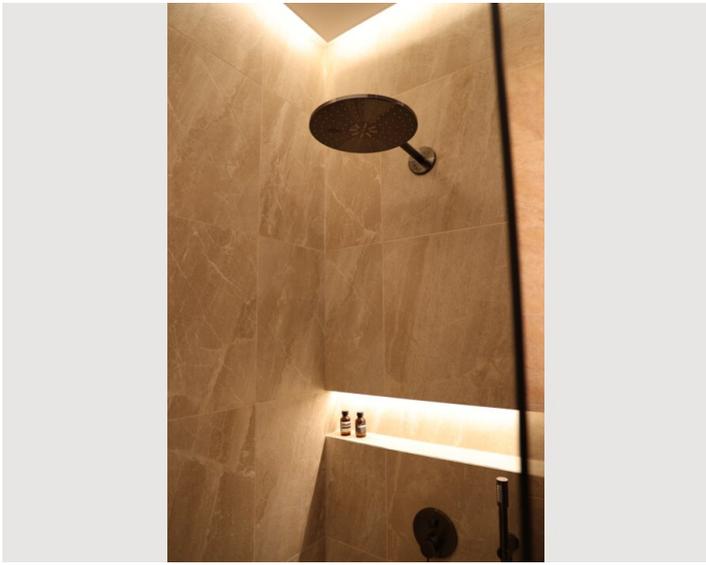
## Informations

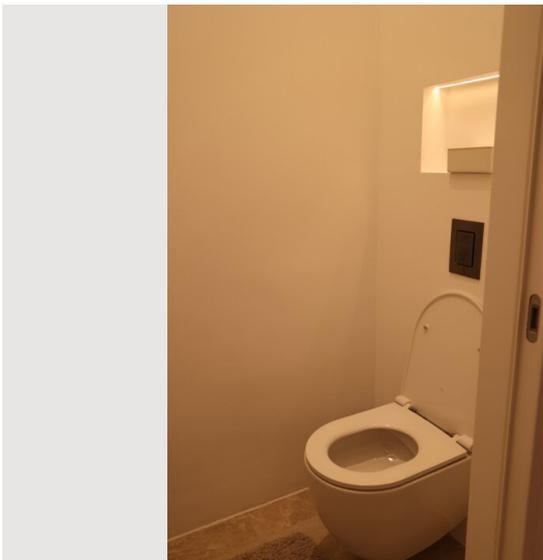
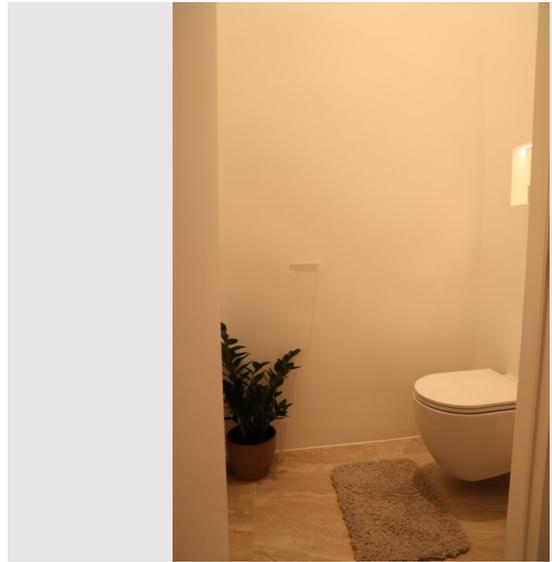
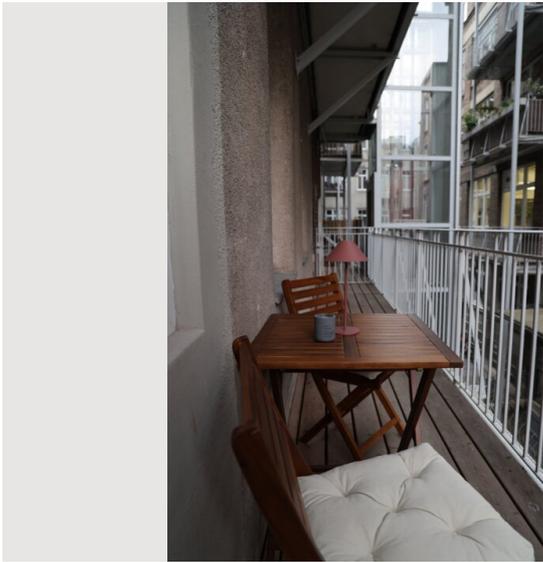
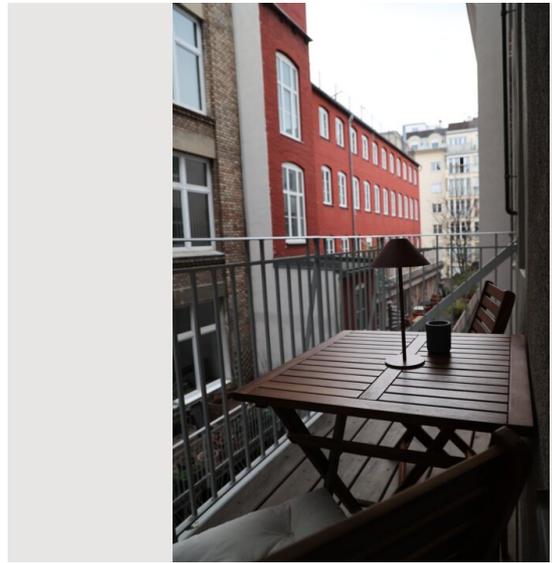
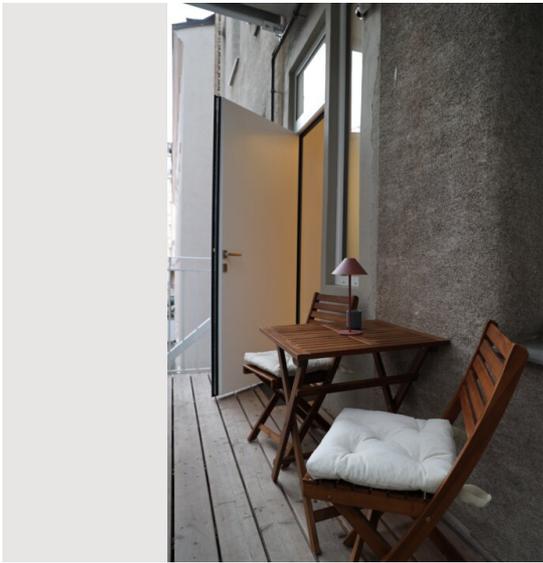
- Suitable for construction workers
- Short-term parking zone subject to a charge
- Private entrance
- Regular cleaning at extra cost
- Smoking not allowed
- Desk/Workplace
- Pets forbidden
- Bicycle room free of charge

## Picture gallery









## Infrastructure

 3 minute walk to the bus

 7 minute walk to the underground

 4 minute walk to the tram

 close to a wide range of supermarkets/restaurants

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The apartment is located in a quiet courtyard setting while being right in the heart of the city, in one of the most sought-after areas of the 7th district (Neubau). This combination of central urban living and a sheltered courtyard location ensures a peaceful and pleasant atmosphere.

A variety of culinary highlights are just around the corner – including XO Burger (recognized as one of the best burgers in Europe) – as well as numerous restaurants, cafés, and bars. The Mariahilfer Straße, Europe's longest shopping street, is also only a few minutes' walk away. Hotels such as Max Brown are likewise located in the immediate vicinity.

For everyday needs, several supermarkets like BILLA and SPAR, as well as various pharmacies, can be reached within a few minutes on foot.

Public transport connections are excellent:

U3 Zieglergasse – approx. 15 minutes on foot

U6 Burggasse – approx. 7 minutes on foot

Tram and bus lines within 2–4 minutes

Westbahnhof – approx. 13 minutes by public transport

Cyclists benefit from well-developed bike paths that provide quick access to other parts of Vienna.

Thanks to its central yet quiet courtyard location, the apartment combines urban comfort with a high quality of life – offering short distances to shopping, public transport, and a wide range of leisure options.

## Location

