

2 ROOM APARTMENT, 1100 VIENNA

## Central, park-facing 2-room apartment including a workspace, loggia, and expansive view

Object number: DRBC1

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The modern like-new 2-room apartment with a high-quality branded kitchen, workspace, and loggia combines the centrality of Vienna's main train station with the great view in the direction of the adjoining, spacious recreational area Walter-Kuhn Park.

<b>Period</b>	22/05/ - 22/06/2026
<b>Number of persons</b>	2
<b>Total incl. VAT.</b>	€ 3.513,80
Security deposit	€ 2.600,00



### Living space

58m<sup>2</sup>



### Maximum occupancy

4 Persons



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

1 Private bathroom 1 Separated bedroom 1 Living-Sleepingroom



### 6. floor

Elevator available



### Check-in

08:00 - 22:00 Clock



### Check-out

08:00 - 22:00 Clock

## Sleeping options

### Sleeping room



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

### Living & Sleeping



1x Sofa bed (2 persons)

## Descripton of accommodation

The 2-room apartment (51m<sup>2</sup> + 7m<sup>2</sup> loggia), located on the 6th floor with an elevator, reachable from Vienna Central Station in about 5 minutes, offers the perfect combination of a top location, modern, practical design, and high-quality fittings. It is move-in ready thanks to full furnishing – including bed linen, towels, hairdryer, washing machine, a high-quality branded kitchen with kitchen utensils, a dining table for 4, a cozy extendable corner sofa, TV, and a workspace in the separate bedroom with monitor, keyboard, mouse, and height-adjustable desk.

The large windows with external sun protection offer wonderful, expansive views of the surroundings. For optimal evening ambiance, the ceiling lights in the living areas, which can also be controlled by voice, can be adjusted in color and intensity. Highlights at a glance:

- Bright living room with high-quality, equipped branded kitchen and dining table for 4 people
- Bedroom with double bed, wardrobe, and fixed, bright workspace - ideal for a home office.
- Spacious bathroom with bathtub and washing machine
- Separate toilet for additional comfort
- Storage room integrated into the apartment
- Entrance area with wardrobe
- Solid wood parquet flooring
- District heating with heating and support cooling via ceiling concrete core activation
- Internet/Wi-Fi
- Video intercom system
- Covered loggia with panoramic view, herb balcony boxes
- External sun protection controlled via remote (venetian blinds)
- Dry basement storage unit (2.6 m<sup>2</sup>)
- Mailbox in the entrance area
- Shared bicycle storage room in the basement
- Laundromat with digitally bookable and billable washing machines and dryers on the 1st floor
- Shared rooftop terrace on the 8th floor, with panoramic views, seating areas, and fitness zone.
- Digitally bookable and billable communal areas:
  - Spacious common room with kitchen, on the rooftop terrace on the 8th floor
  - Modern co-working area with 4 workstations, phone booth, and kitchenette
  - Wellness sauna with relaxation area

## Equipment & Features



### Basic equipment

- Loggia
- Internet/Wifi
- Private washing machine
- Community dryer
- Towels
- Vacuum cleaner
- Hairdryer
- Roof-terrace
- TV
- Community washing machine
- Bedclothes
- Private toilet
- Iron & ironing board



### Wellness

- Sauna



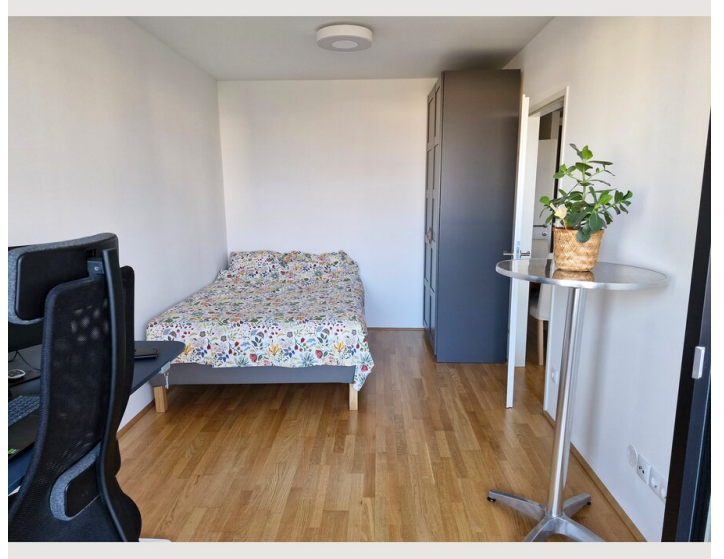
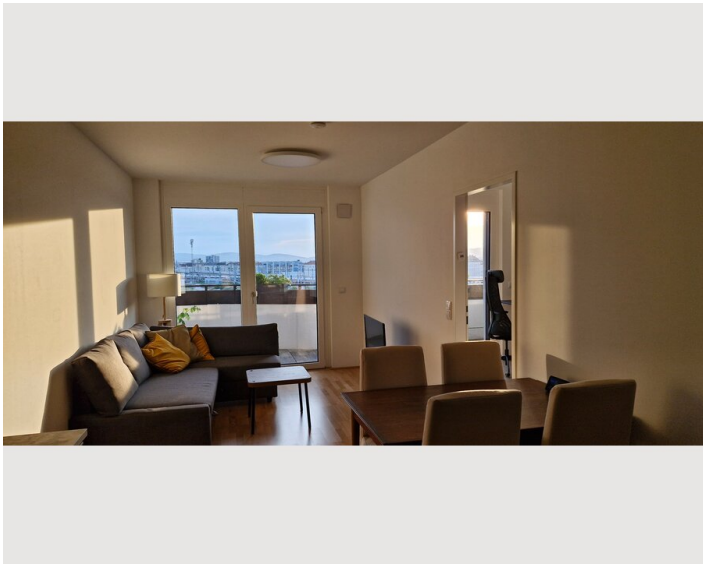
### Kitchen

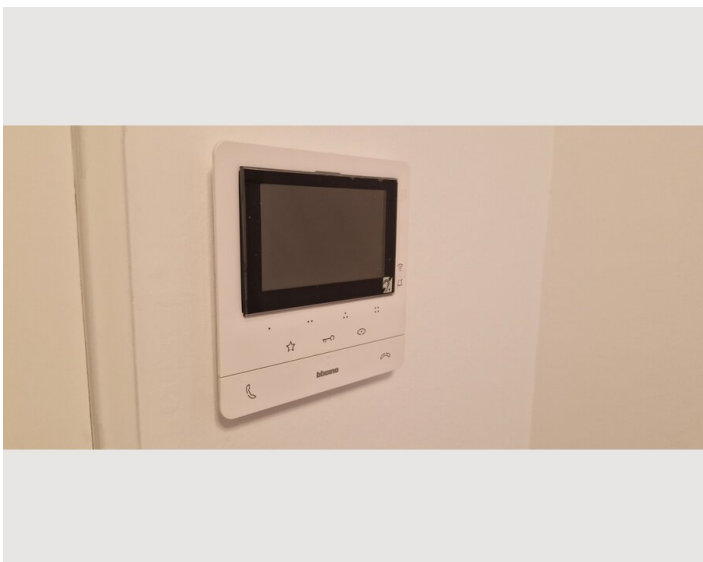
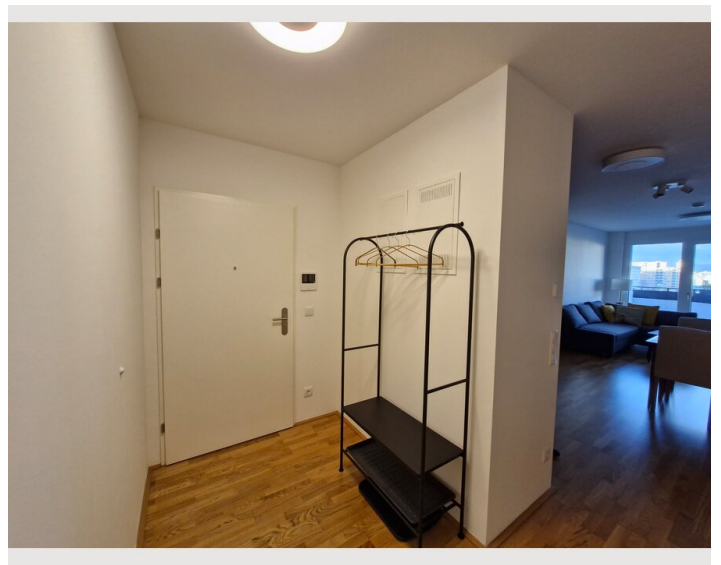
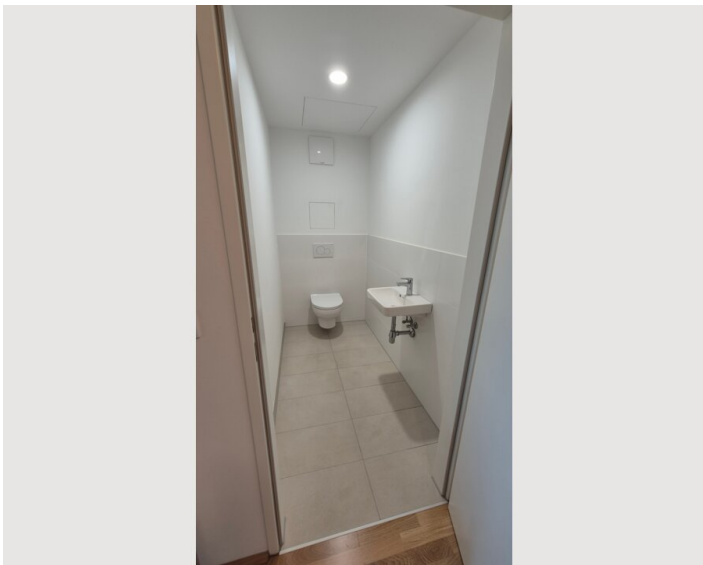
- Private kitchen
- Glasses/Tableware
- Dishwasher
- Cooking utensils
- Coffee machine
- Microwave

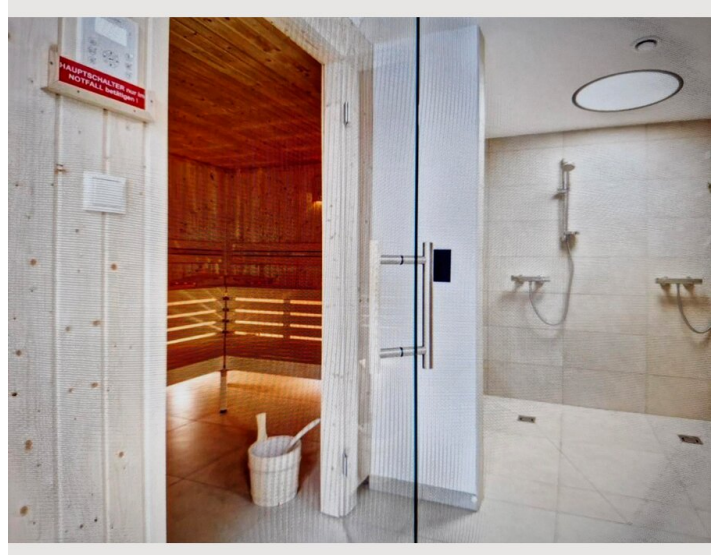
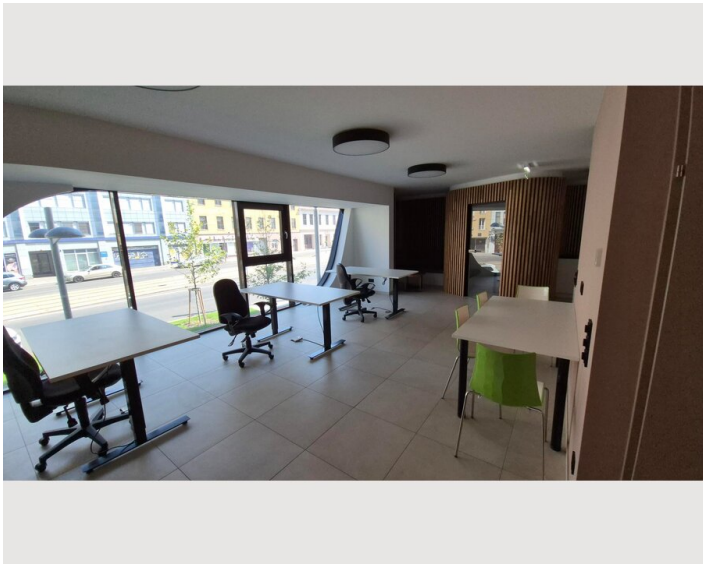
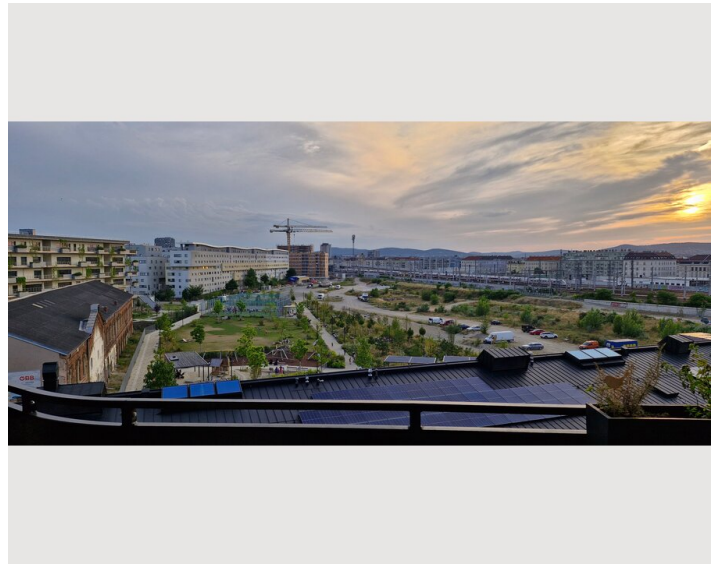
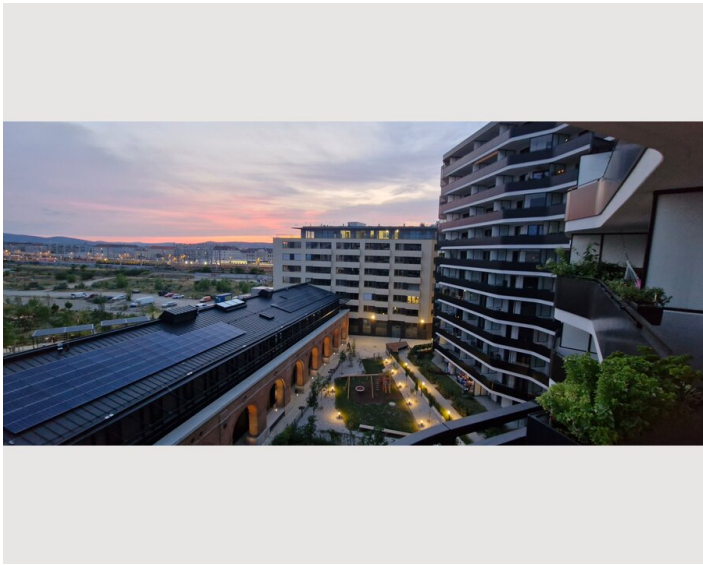
## Informations

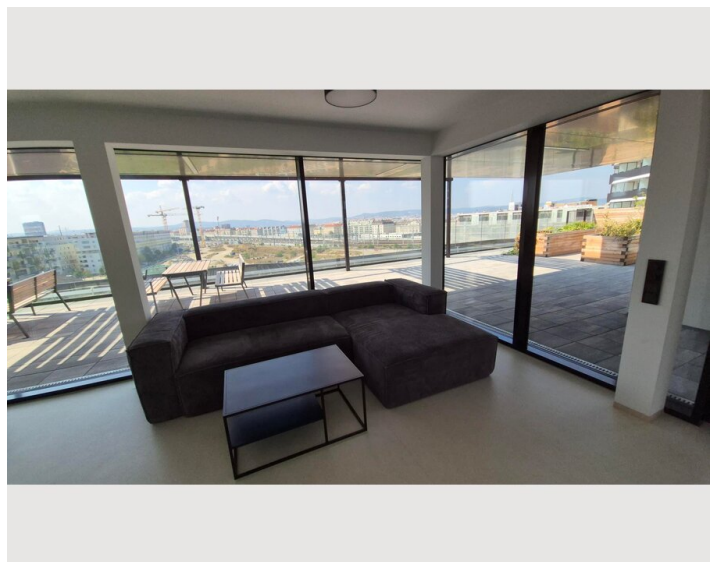
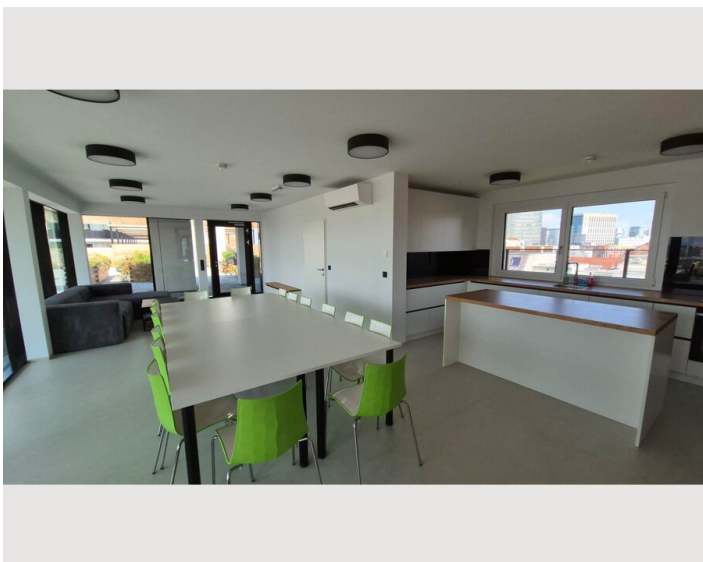
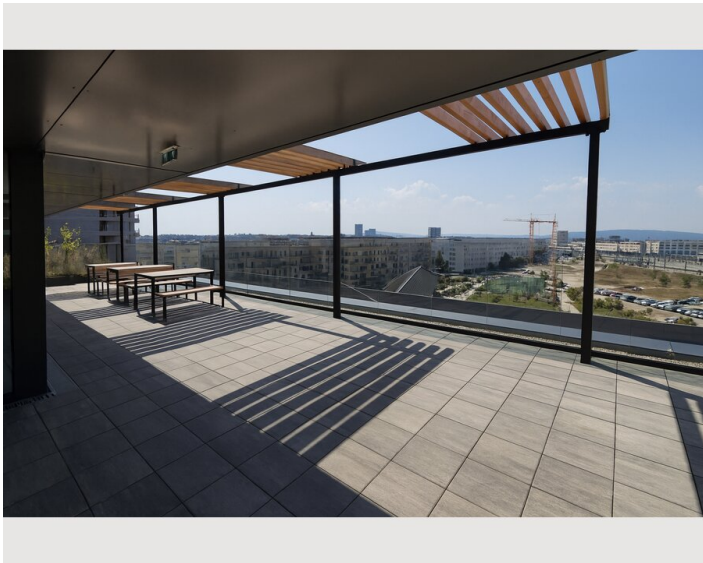
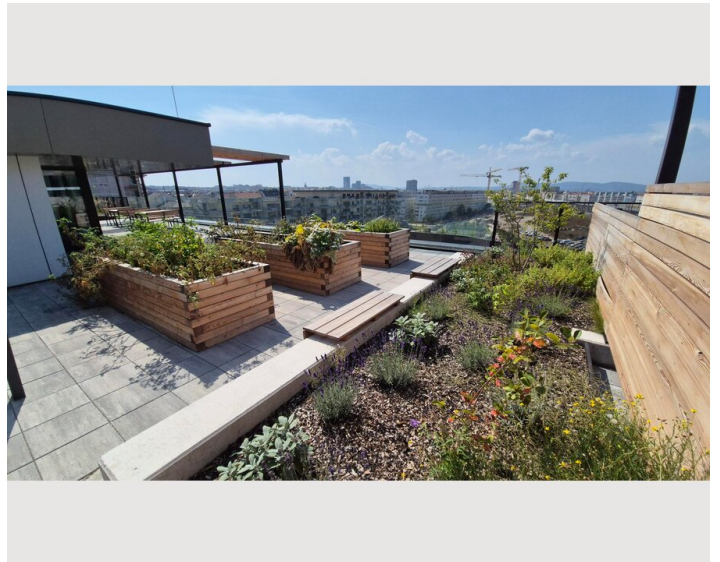
- Smoking not allowed
- Desk/Workplace
- Pets forbidden
- Bicycle room free of charge
- Short-term parking zone subject to a charge
- Private entrance
- Regular cleaning at extra cost

## Picture gallery









## Infrastructure



In about 5 minutes you can reach the main train station on foot, the mobility hub of Vienna. Apart from international (ÖBB, Regiojet) and regional train services, a variety of public transportation options are available:

<https://hauptbahnhofcity.oebb.at/de/services/oeffentliche-verkehrsmittel> Additionally, right in front of the building is the tram stop for line 0, and in a few minutes, via the pedestrian zone Favoritenstraße, you can reach the U1 station Keplerplatz. • Subway: U1 (approx. 6 min from main station to Stephansplatz) • Numerous S-Bahn lines • Tram: 1, 18, O, D (via the Ring, passing many sights, e.g., Belvedere, Opera/Karlsplatz, Rathausplatz all the way to Nußdorf) • City bus: 13A (approx. 16 min from main station to Mariahilferstraße / Neubaugasse), 69A • Night bus: N66 (approx. 9 min from main station to Opera/Karlsplatz) • Numerous regional buses All information without guarantee. At the main station, it is possible to rent cars and bicycles.



The heart of Vienna, Stephansplatz, can be reached from the apartment in about 15 minutes, for example by the U1 subway.



You can reach Schwechat Airport via the S-Bahn in about 35 minutes. Alternatively, the Vienna Airport Bus (line VAB1) connects the main train station directly with Schwechat Airport in roughly the same amount of time.



In the immediate vicinity of the apartment, there are a variety of shopping opportunities. For example, just a few minutes on foot, right across the street, at the Columbus Center, along the adjoining, landscaped pedestrian zone Favoriten, or the BahnhofCity about a 5-minute walk from Vienna Main Station, etc. Additionally, a wide range of cafés and restaurants can be found here and in the immediate surroundings.

Furthermore, in the immediate vicinity are, among other things, the Landgutgasse educational campus as well as one of the most modern libraries in Vienna, with a café and reading areas. In addition to media, other items such as tools can also be borrowed here.

The public APCOA Garage Columbus Center, open 24/7, is located right nearby, just across the street. Parking spaces can be booked here from hourly to monthly.

The nearby junction to the Südosttangente offers quick connections to all major highways around Vienna.

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The train station area, reachable on foot in just a few minutes, as well as the pedestrian zone Favoritenstraße, directly accessible via Laxenburger Straße, offer a wide variety of shopping opportunities, restaurants, pubs, and excellent transport infrastructure. This is complemented by cultural highlights, such as Belvedere Palace, which can be reached on foot in about 15 minutes, the nearby social infrastructure (education campus, library), as well as green spaces (the spacious Walter-Kuhn-Park with seating, play, and sports facilities). All this diverse

infrastructure in the immediate vicinity of the apartment makes it easy to get by without a car.

## Location

