

2 ROOM APARTMENT, 1090 VIENNA

Unique apartment situated into the Servitenviertel - 1090 Vienna

Object number: ANDQ3

View and rent online

A rare garden apartment in Vienna's vibrant Servitenviertel: 55 m², private 800 m² garden, fully equipped for longer stays in the heart of the 9th district.

Period	25/11/ - 25/12/2026
Number of persons	2
Total incl. VAT.	€ 2.470,76
Security deposit	€ 1.900,00

Living space
55m²

Maximum occupancy
2 Persons

Complete accommodation
1 Private bathroom 1 Living-Sleepingroom

Ground floor

Check-in
11:00 - 23:00 Clock

Check-out
07:00 - 15:00 Clock

Sleeping options

Living & Sleeping



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

Descripiton of accommodation

The unique location of the apartment, in the middle of the Servitenviertel in Viennas 9th district, with its 800 m² garden, means that all the sights are within a few minutes
walk while offering you the surrounding for peace and relaxation.

The garden dining room is furnished with a large walnut table for four, and four walnut chairs made by the Cherner Chair Company. Tableware and cutlery are kept in the kitchen.

The kitchen-equipment: two induction cookers, capsule coffee machine, kettle, sink with drainer, refrigerator, cooking utensils (pots, pans, etc.), toaster, table griller, tableware, glasses, cutlery, table, towels and washing machine with dryer.

Access to the bathroom and walk-in wardrobe. Equipment: double bed (210 x 160 cm) with Ligne Roset Multy mattress and slatted base; two side tables with lamps, rug (350 x 250 cm), TV, wifi, desk with swivel chair and lamp, various chairs, floor lamp.

The bathroom offers: Rain shower with handrail, washbasin with shelf, wall mirror with make-up lamp, wardrobe with towels and toiletries, heated towel-rail, hairdryer.

The apartment is in the centre of the Servettenviertel. Museums such as the Sigmund Freud Museum and the Strauss Museum are nearby, as are three theatres and the Theatercenter Forum. Monuments such as Palais Liechtenstein with its park, and the Strudlhof steps, immortalised in a novel by Heimito von Doderer, make the
Servitenviertel a cultural quarter of Vienna. There are shops with organic food from all over the world, handmade chocolates and confectioneries, and cafes and restaurants with traditional Viennese and international cuisine.

More comfortable? more charming? more area? Not possible! Move in and enjoy!

Equipment & Features

Basic equipment

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

First supply

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

Kitchen

- Private kitchen
- Cooking utensils
- Espresso machine
- Kitchenette
- Glasses/Tableware
- Thermomix

Informations

- Not suitable for children
- Short-term parking zone subject to a charge
- Private entrance
- Regular cleaning free of charge
- Smoking allowed
- Desk/Workplace
- Pets allowed

Additional services

- Regular cleaning

All prices are gross per month - billing is done directly with the lessor.

Picture gallery









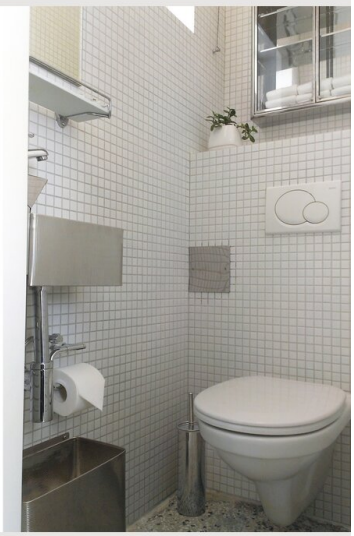














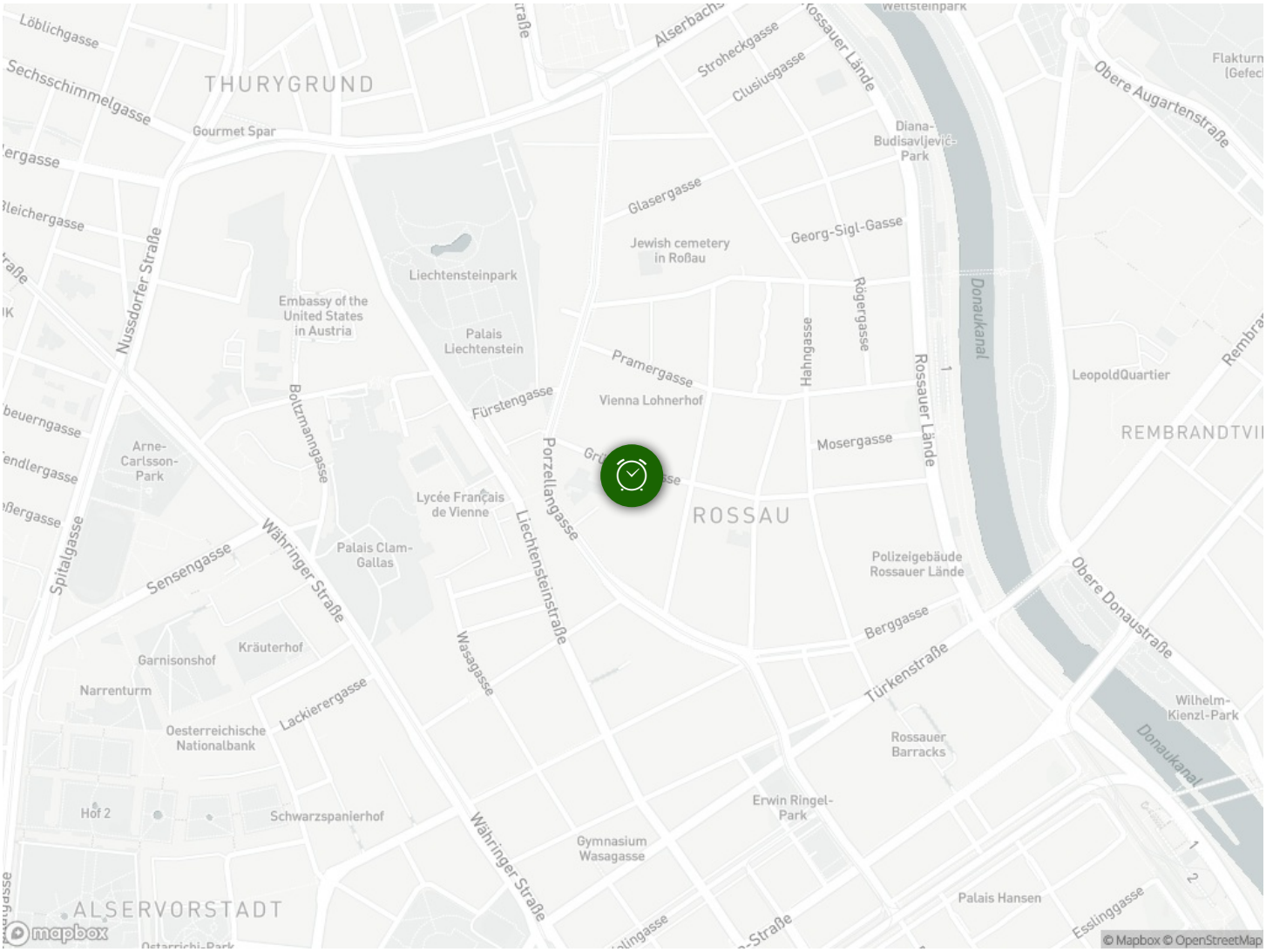


Infrastructure

- City center: ca. 1,6 km
- Train station: approx. 410 m
- Bus stop: approx. 130 m
- Supermarket: approx. 230 m

The apartment is located in the vibrant Servitenviertel neighbourhood in Vienna's 9th district, offering everything needed for a smooth and comfortable stay. A wide variety of restaurants, cafés and bars are just steps away, making after-work dining effortless. A SPAR Gourmet supermarket is roughly 230 metres away, ideal for everyday grocery runs. Public transport connections are excellent: the nearest bus stop is within a one-minute walk, while Roßauer Lände station and Franz-Josefs-Bahnhof are both reachable on foot in under ten minutes. This makes the location particularly well suited for business travellers, expats and project-based professionals who need reliable commuting options and convenient access to the wider city.

Location


THURYGRUND
ROSSAU
ALSERVORSTADT
REMBRANDTVI
Löblichgasse
Sechsschimmelgasse
Gourmet Spar
Nussdorfer Straße
Embassy of the United States in Austria
Liechtensteinpark
Palais Liechtenstein
Jewish cemetery in Roßau
Glasergasse
Georg-Sigl-Gasse
Stroheckgasse
Clusiusgasse
Rossauer Lände
Diana-Budisavljević-Park
Obere Augartenstraße
Donaukanal
Hahngasse
Roßbergasse
Pramergasse
Vienna Lohnerhof
Fürstengasse
Porzellangasse
Liechtensteinstraße
Boltzmanngasse
Arne-Carlsson-Park
Lycée Français de Vienne
Palais Clam-Gallas
Spitalgasse
Sensengasse
Währinger Straße
Wasagasse
Mosergasse
LeopoldQuartier
Polizeigebäude Rossauer Lände
Obere Donaustraße
Berggasse
Türkenstraße
Wilhelm-Kienzl-Park
Rossauer Barracks
Erwin Ringel-Park
Gymnasium Wasagasse
Palais Hansen
Esslinggasse
Kräuterhof
Garnisonshof
Narrenturm
Oesterreichische Nationalbank
Lackierergasse
Hof 2
Schwarzspanierhof
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