



2 ROOM APARTMENT, 1200 VIENNA

## Very bright 2-room apartment with loggia near Augarten | 75 m<sup>2</sup> | Partly furnished

Object number: KULN3

[View and rent online](#)

Very bright 75 m<sup>2</sup> apartment on the 1st floor (with elevator) near Augarten. Two separate, individually accessible rooms, loggia, kitchen with dining space, bathroom with shower, separate toilet. Partly furnished, new furniture before move-in.

<b>Period</b>	12/07/ - 12/08/2026
<b>Number of persons</b>	2
<b>Total incl. VAT.</b>	€ 2.767,78
Security deposit	€ 2.000,00

### **Living space**

75m<sup>2</sup>

### **Maximum occupancy**

4 Persons

### **Complete accommodation**

1 Private bathroom 1 Separated bedroom

### **1. floor**

Elevator available

### **Check-in**

10:00 - 12:00 Clock

### **Check-out**

13:00 - 16:00 Clock

## Sleeping options

### Sleeping room



1x Double bed (1,60 m x 2 m)

## Description of accommodation

This very bright 75 m<sup>2</sup> apartment, located on the 1st floor, offers a comfortable and well-designed living space in a pleasant and green area of Vienna, close to Augarten Park.

The apartment features two separate rooms, both accessible from the entrance hall, providing privacy and flexibility for living, working, or sharing.

### Apartment Highlights:

- 75 m<sup>2</sup> living space
- Very bright apartment
- Located on the 1st floor
- 2 separate rooms (each accessible from the hallway)
- Loggia, ideal for relaxing
- Kitchen with dining space
- Bathroom with shower
- Separate toilet
- Spacious entrance area

### Furnishing Information:

The apartment will be partly furnished, similar to what is shown in the photos.  
Large windows provide plenty of natural light, creating a bright and cozy atmosphere throughout the apartment.

### Ideal For:

- Professionals
- Couples
- Flatshares (thanks to separate, individually accessible rooms)
- Medium- to long-term stays

This apartment combines generous space, comfort, and a well-thought-out layout in a pleasant living environment.

## Equipment & Features



### Basic equipment

- Loggia
- Bedclothes
- Private toilet
- Iron & ironing board
- Hairdryer
- Private washing machine
- Towels
- Vacuum cleaner
- Cleaning utensils



### First supply

- Toilet paper
- Soap
- shampoo
- Nespresso capsules



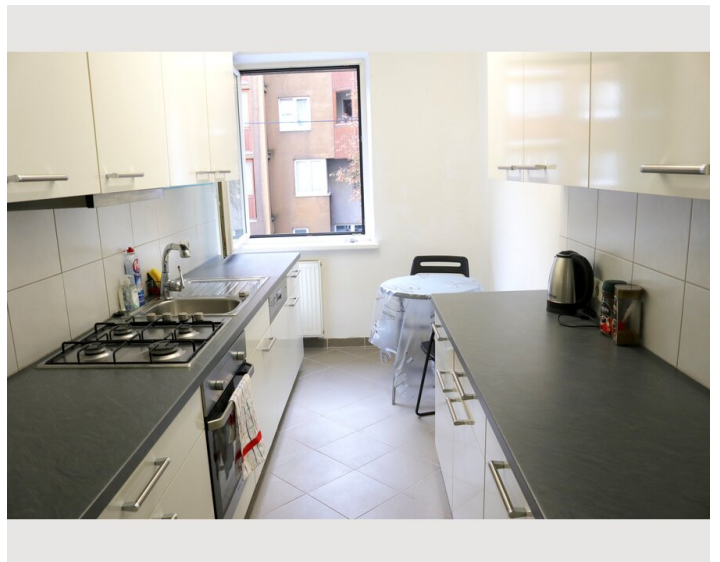
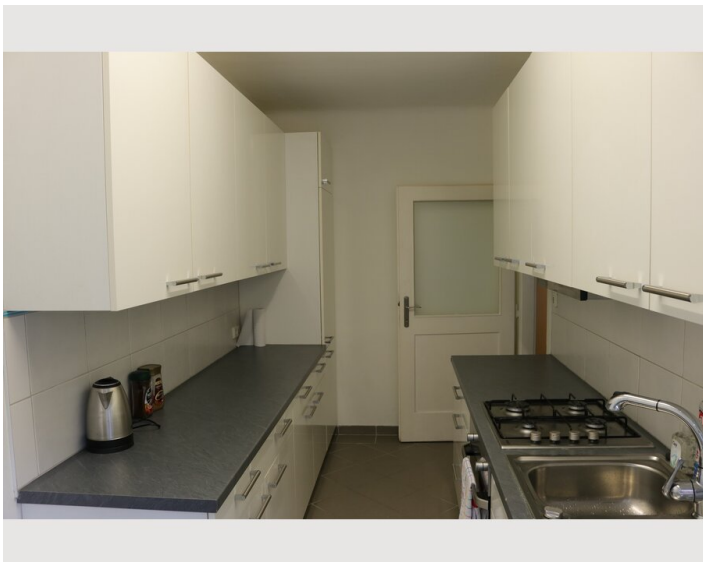
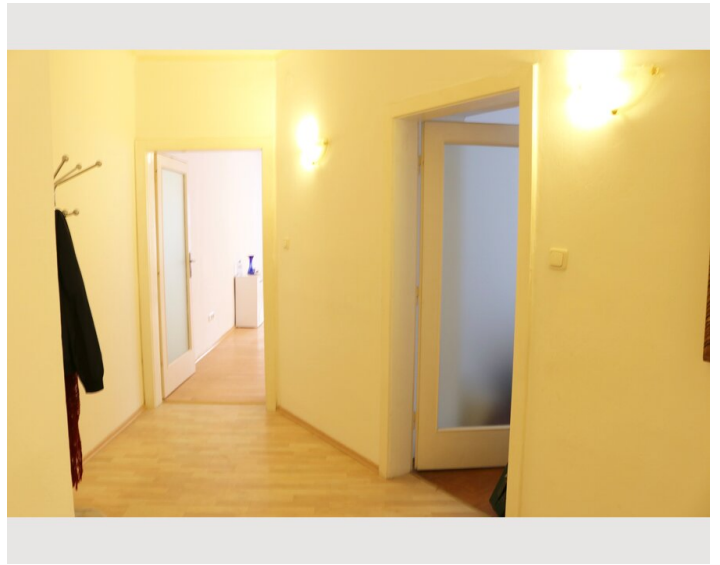
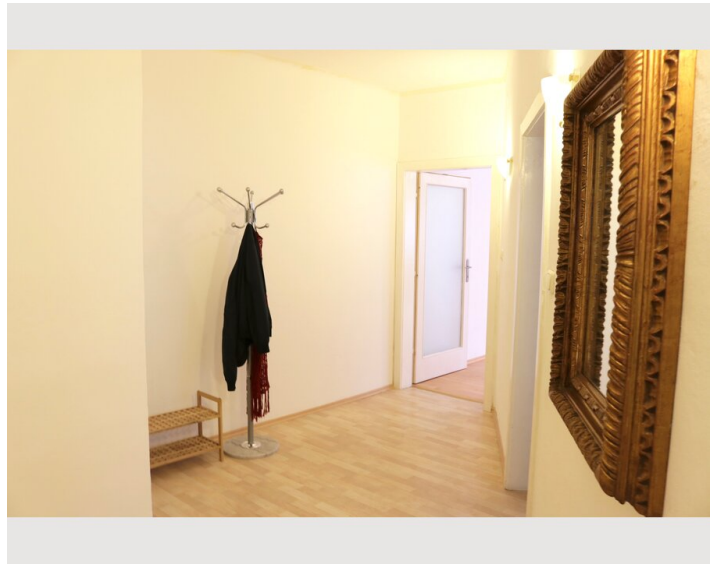
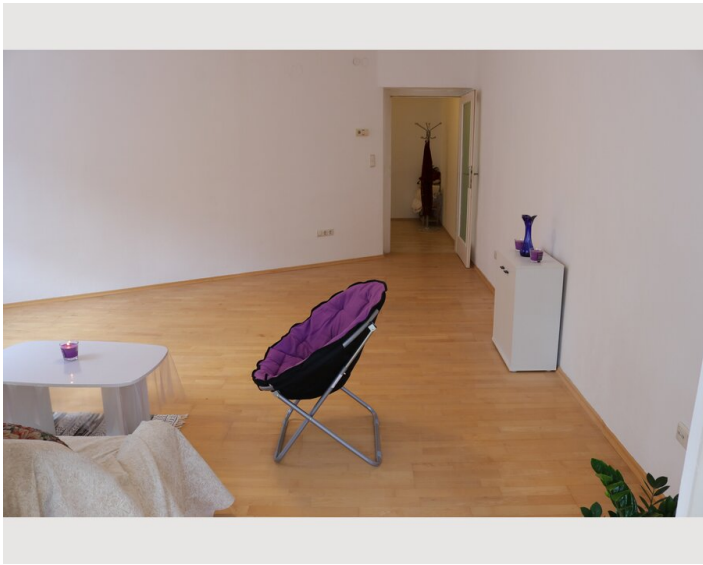
### Kitchen

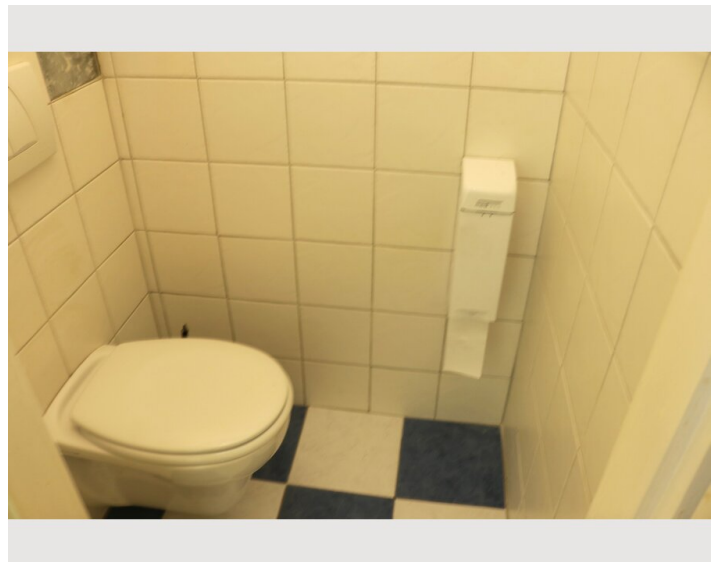
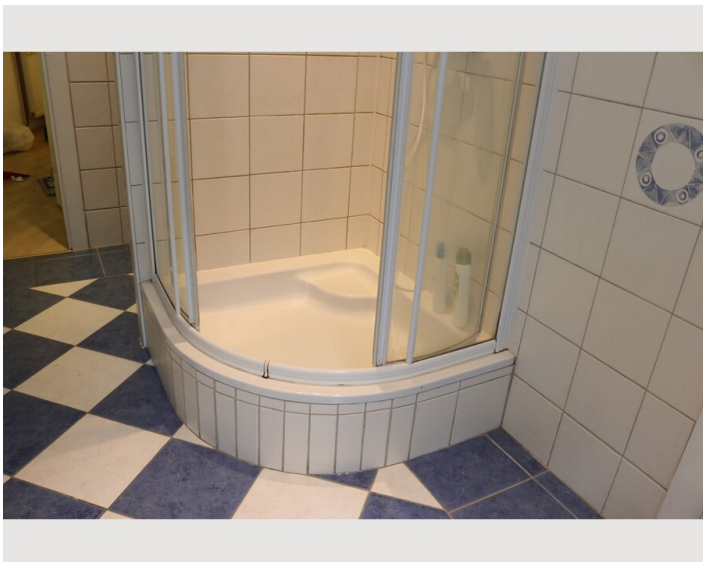
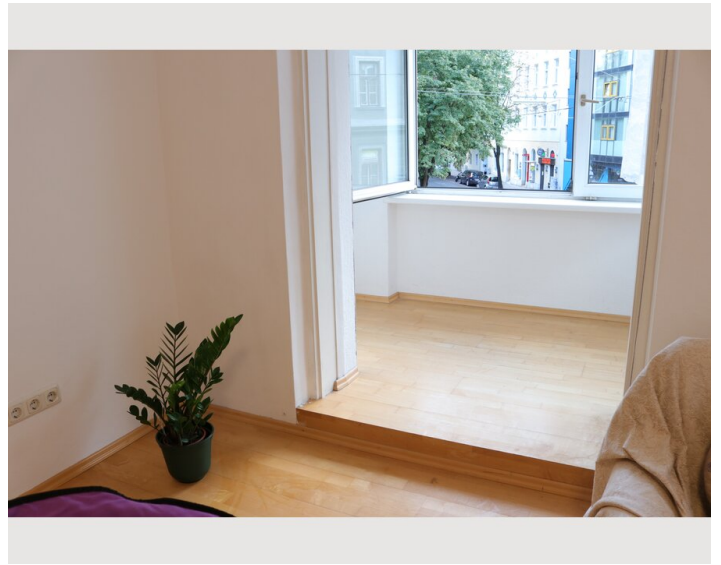
- Private kitchen
- Glasses/Tableware
- Microwave
- Cooking utensils
- Dishwasher

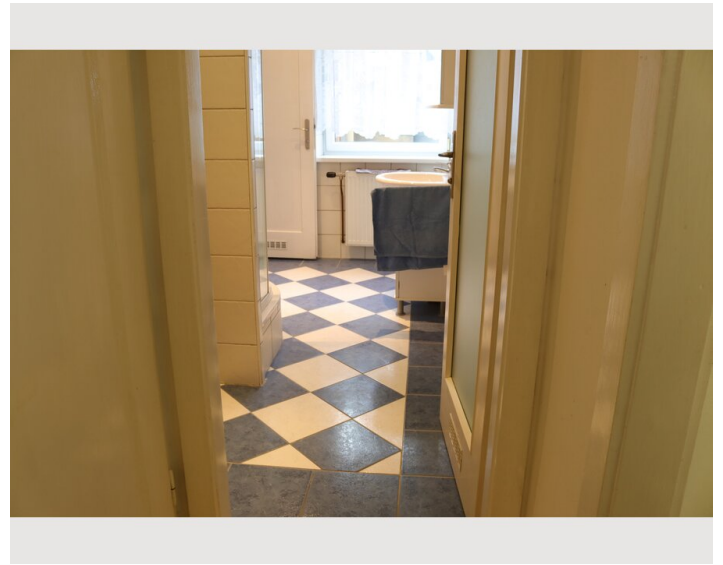
## Informations

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

## Picture gallery







### Infrastructure



---

The apartment is located in a quiet and green residential area close to the beautiful Augarten, one of Vienna's largest and most attractive parks—ideal for walks, jogging, picnics, or simply relaxing in nature.

## Location

