



2 ROOM APARTMENT, 1230 VIENNA

## Garden Apartment Gem: Right by the Forest & Liesingbach

Object number: UGPW1

[View and rent online](#)

Welcome to your urban oasis on the edge of the Vienna Woods – experience pure relaxation and enjoy sporting activities along the Liesingbach stream.

<b>Period</b>	17/05/ - 17/06/2026
<b>Number of persons</b>	2
<b>Total incl. VAT.</b>	€ 1.968,40
<b>Security deposit</b>	€ 1.500,00



### Living space

65m<sup>2</sup>



### Maximum occupancy

2 Persons



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

1 Private bathroom 1 Separated bedroom



### 1. floor



### Check-in

14:00 - 20:00 Clock



### Check-out

07:00 - 10:00 Clock

## Sleeping options

### Sleeping room



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

## Descripton of accommodation

Are you looking for peace and nature on the outskirts of the city – while still reaching the Main Railway Station (Hauptbahnhof) in just 30 minutes?

This raised ground-floor apartment (Hochparterre) features a spacious, south-facing living room with an open-plan kitchen, a generous bedroom with a desk and relaxation corner, and a bathroom with a green view and evening sun. From the living room, you have direct access to the fully equipped terrace (seating for 4) and a few steps leading down into your 60 m<sup>2</sup> private garden.

### Special Highlights:

**Home-Office Dream with Maximum Flexibility:** Work wherever you feel most comfortable. There are three attractive indoor workspaces available: a delicate desk from Bali in the bedroom for creative hours, a large dining table in the living room for focused work, or the cozy kitchen table – both with a magnificent south-facing view of the garden.

**Outdoor Office:** In spring and summer, simply move your office outside to the terrace or directly into the garden – Wi-Fi included!

**Relaxation:** A high-quality Hollywood swing with a reclining function invites you to unwind outdoors.

**Urban Gardening:** Two raised garden beds are ready for you to plant fresh herbs or vegetables.

**Nature Experience:** This location is a paradise for nature lovers. Wake up to beautiful birdsong in the morning, and look out for squirrels often seen in the trees around the building or on the path to the apartment.

**Sustainability:** The interior consists of high-quality natural materials and is largely furnished with ecological designer furniture.

**Bedroom:** Large French King Size Bed (Genuine Leather)

### SPORT, WELLNESS & LEISURE

The apartment is the ideal starting point for hiking, running, cycling, or mountain biking. The surrounding forests (Wienerwald, Maurer Wald, Lainzer Tiergarten) offer routes ranging from easy to very challenging.

**Hiking & Biking:** Wienerwald, Maurer Wald, and Lainzer Tiergarten (Gütenbachtor entrance in 11 mins by bike) are directly accessible.

**Tennis & Swimming:** Tennisclub Kalksburg awaits you with 8 well-maintained clay courts (6 mins by bike / 20 mins on foot). The Liesinger Bad (summer pool) and Hietzinger Bad (year-round pool & sauna) are just a short distance away.

**Bike Service:** Providers like EDDI Bike or Swapfiets deliver rental bikes (subscriptions from approx. €18) directly to your address – ideal for short-term tenants.

We look forward to welcoming you soon and wish you a wonderful and relaxing stay in your new home away from home!

## Equipment & Features



### Basic equipment

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



### First supply

- Toilet paper
- Soap
- shampoo



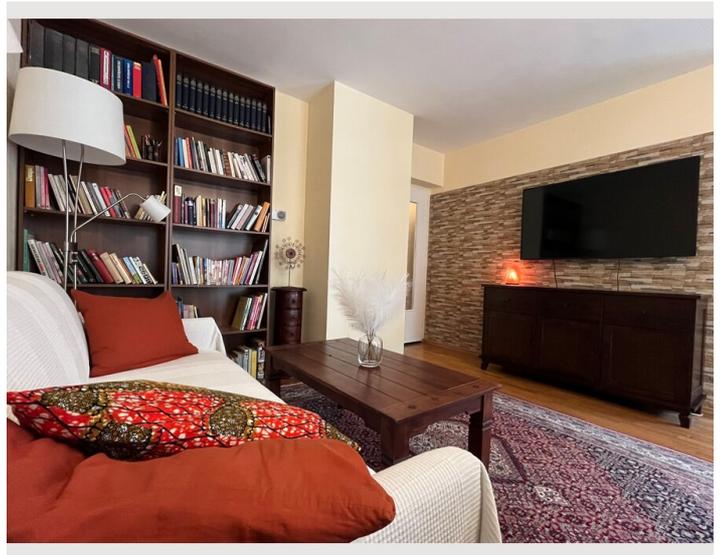
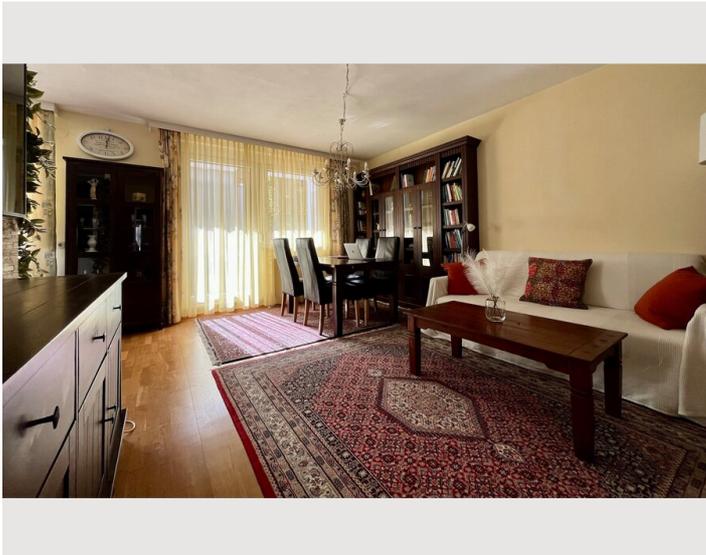
### Kitchen

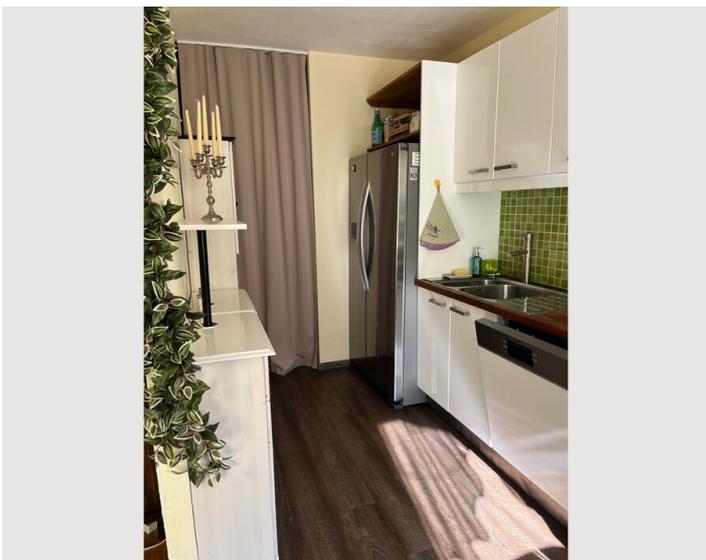
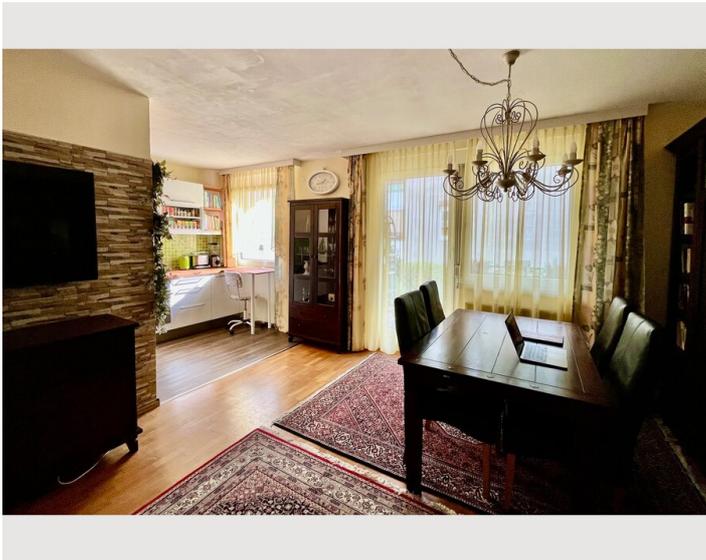
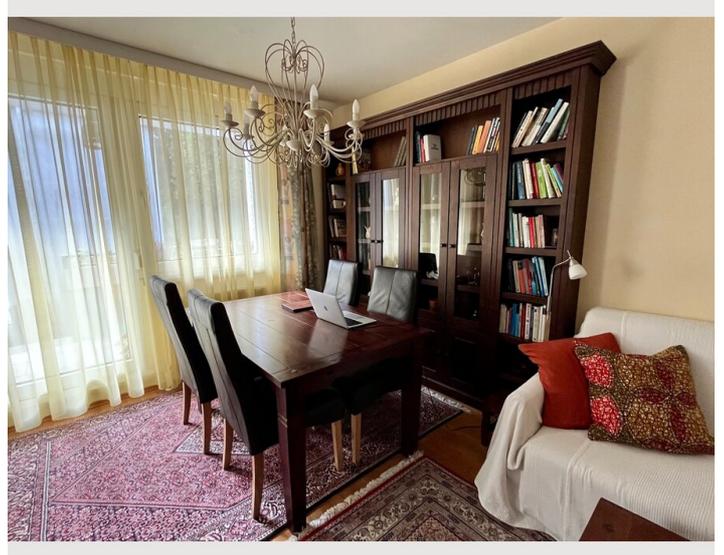
- Private kitchen
- Glasses/Tableware
- Dishwasher
- Cooking utensils
- Espresso machine

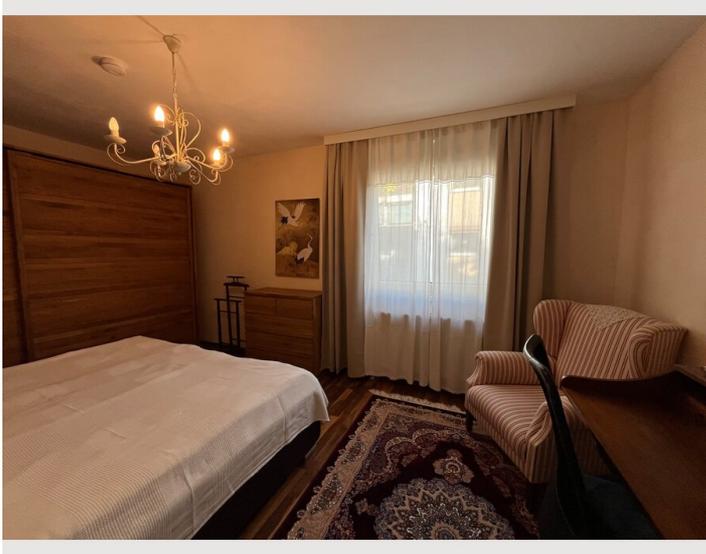
## Informations

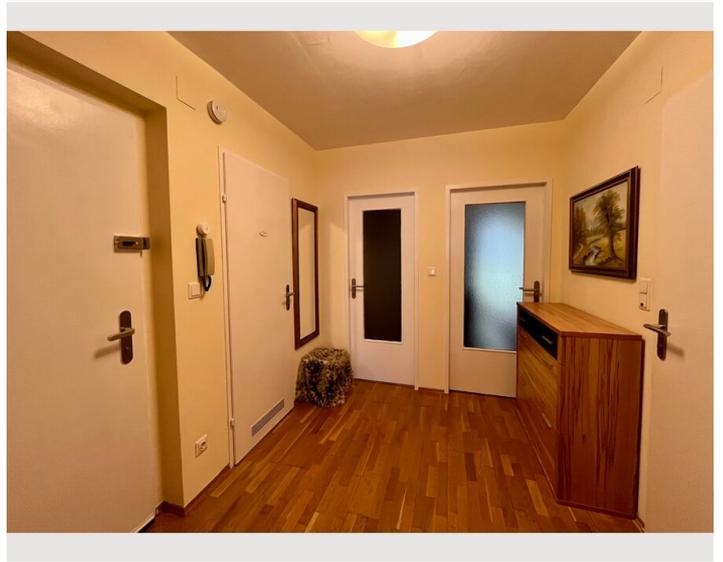
- Smoking not allowed
- Desk/Workplace
- Pets forbidden
- Short-term parking zone subject to a charge
- Private entrance
- Bicycle room free of charge

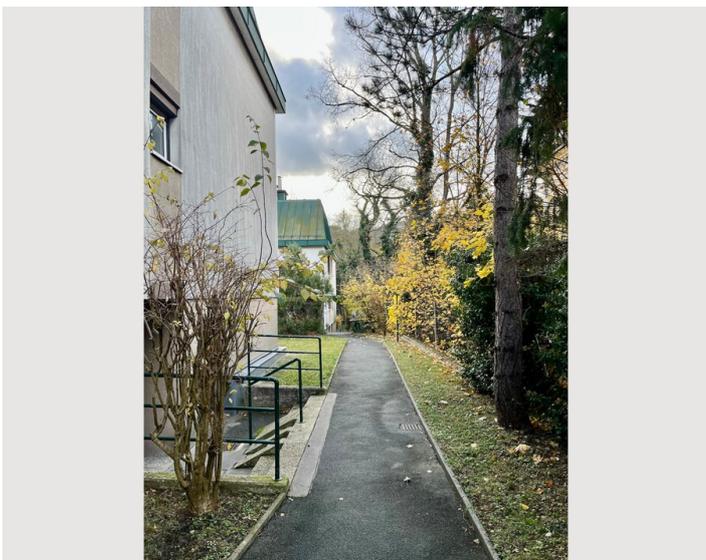
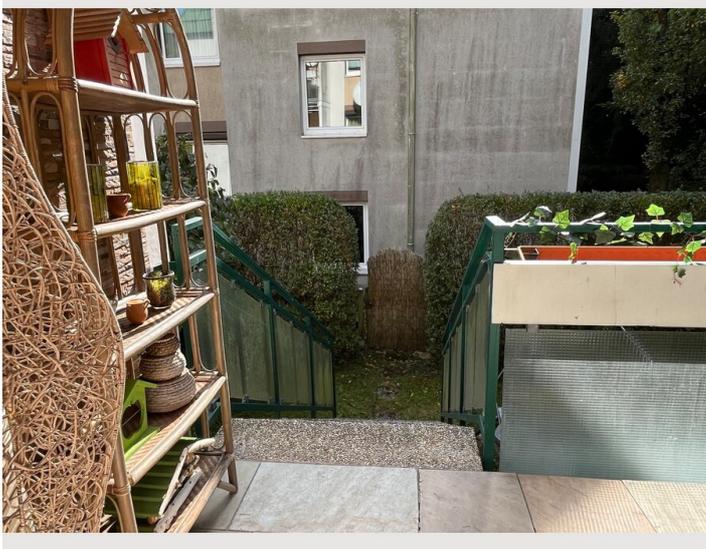
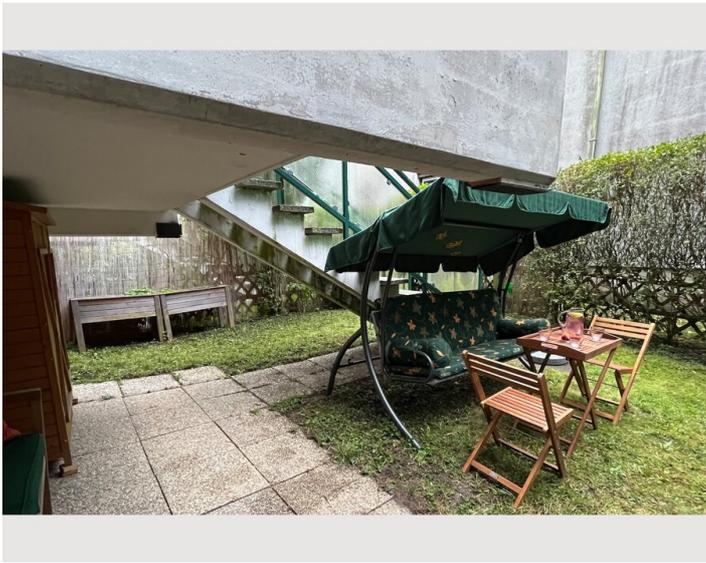
## Picture gallery

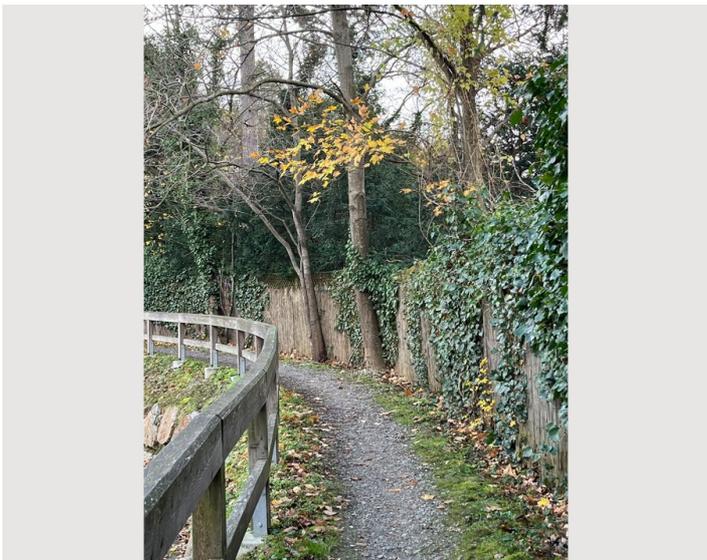
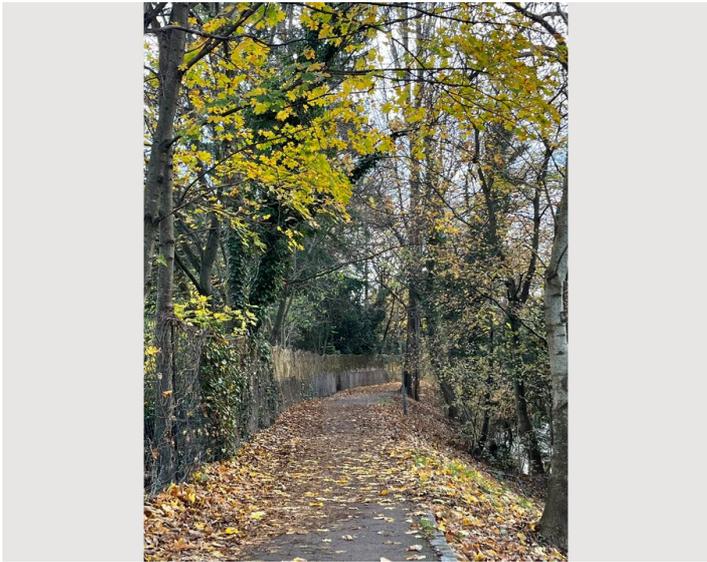














### Infrastructure

 100 m

 100 m

 10 minutes by bus, 7 minutes by car

#### TRANSPORT & PARKING

Main Railway Station (Hauptbahnhof): approx. 30 mins by public transport (Bus 250/253 from Kalksburger Kirchenplatz to Liesing station, followed by a 15-min train ride).

Karlsplatz (City Center): approx. 45 mins by public transport / 26 mins by car.

Parking: Plenty of on-street parking is available around the building (subject to Vienna's short-term parking fees). However, private outdoor or underground parking spaces are often available for rent at the nearby Kalksburger Kirchenplatz (3-min walk), costing approx. €110/month.

#### SHOPPING & DINING (from just a 3-min walk)

Everything for your daily needs is located directly at Kalksburger Kirchenplatz:

Local Essentials: A traditional Austrian bakery (Der Mann), a charming local grocery store ("Greißler"), and a pharmacy.

Supermarkets: A "Billa" supermarket is easily reachable within 3 bus stops.

Riverside Shopping Mall: This large mall in Liesing offers numerous shops, cafes, and a gym (approx. 5 mins by car / 8 mins by bus).

Restaurants: Enjoy a great culinary variety – from traditional Austrian wine taverns ("Heurige") in Perchtoldsdorf/Rodaun to Tibetan specialties, Italian cuisine, and Asian delicacies (the latter three are located in the immediate vicinity).

## Location

