



STUDIO APARTMENT, 1070 VIENNA

Studio Neubau – Designer Studio | First Occupancy | Quiet Courtyard | Prime Location 1070

Object number: WVFS1

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Studio Neubau – newly renovated 31 m² designer studio in Vienna's 7th district. Japandi style, underfloor heating, high-end interior, and quiet courtyard location. Perfect for calm living in the heart of the city.

Period	02/05/ - 02/06/2026
Number of persons	2
Total incl. VAT.	€ 1.955,72
Security deposit	€ 1.500,00



Living space

31m²



Maximum occupancy

2 Persons



Complete accommodation [?]

1 Private bathroom 1 Living-Sleepingroom



1. floor

Elevator available



Check-in

15:00 - 22:30 Clock



Check-out

09:00 - 12:30 Clock

Sleeping options

Living & Sleeping



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

Descripton of accommodation

A calm retreat in the heart of Vienna – thoughtfully designed and newly created for those who appreciate style, comfort, and quality.

Welcome to Studio Neubau, an exclusive, fully renovated designer apartment (first occupancy) that combines classic Viennese charm with modern Japandi aesthetics.

Within 31 m², the apartment reveals a perfectly balanced living concept: high ceilings, elegant herringbone flooring, and a carefully curated interior in warm, natural tones create a calm and refined atmosphere.

The open-plan living and sleeping area is designed for comfort and relaxation. A cozy queen-size bed (160x200) with integrated storage, premium bedding, and an anti-allergy, anti-dust-mite mattress cover ensure restful sleep. The stylish sofa also accommodates an additional guest.

The fully equipped kitchenette combines functionality with clean design and includes an oven, stove, refrigerator, dishwasher, Nespresso coffee machine, kettle, toaster, as well as all essential cookware and tableware.

The modern bathroom features a spacious rain shower with an additional handheld shower, a washing machine, and high-quality sanitary fittings.

A standout feature is the underfloor heating throughout the entire apartment, individually adjustable and complemented by a carefully designed lighting concept – from bright and airy to warm and cozy.

Two large French windows open towards the quiet inner courtyard, adding light and a sense of calm. There is even the possibility to create a small personal herb garden. While the entrance is on the ground floor, the windows are positioned at first-floor level, ensuring additional privacy.

Additional features include:

- Smart TV with Bose soundbar
- w-lan
- High-quality towels
- Security door

The location is among Vienna's most desirable: right by Neubaugasse and Spittelberg – a vibrant and creative neighborhood filled with cafés, restaurants, boutiques, and shops. Everything you need is just steps away.

🏠 Studio Neubau is more than just an apartment – it is a refined urban retreat for those who value design, tranquility, and a prime location.

Equipment & Features



Basic equipment

- Internet/Wifi
- TV
- Bedclothes
- Private toilet
- Iron & ironing board
- Hairdryer
- Music system/docking station
- Private washing machine
- Towels
- Vacuum cleaner
- Cleaning utensils



First supply

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



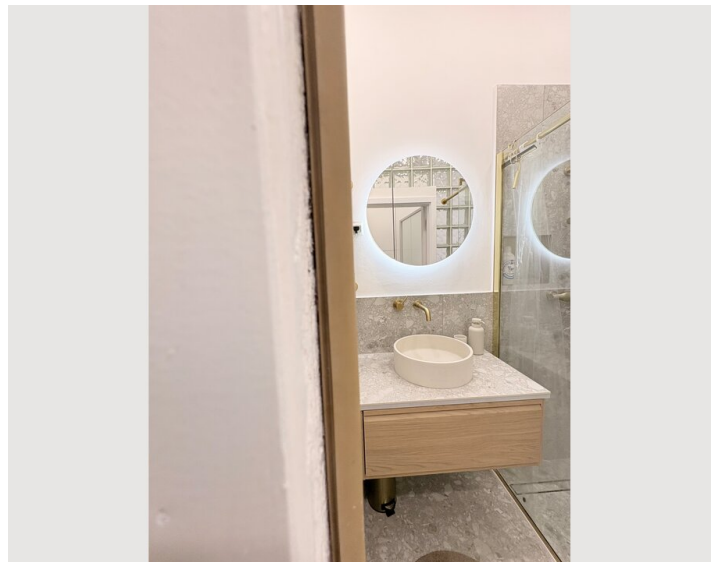
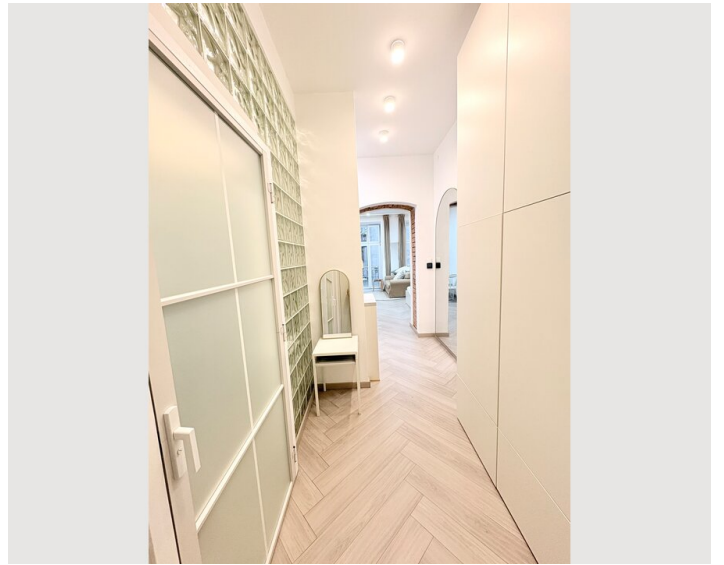
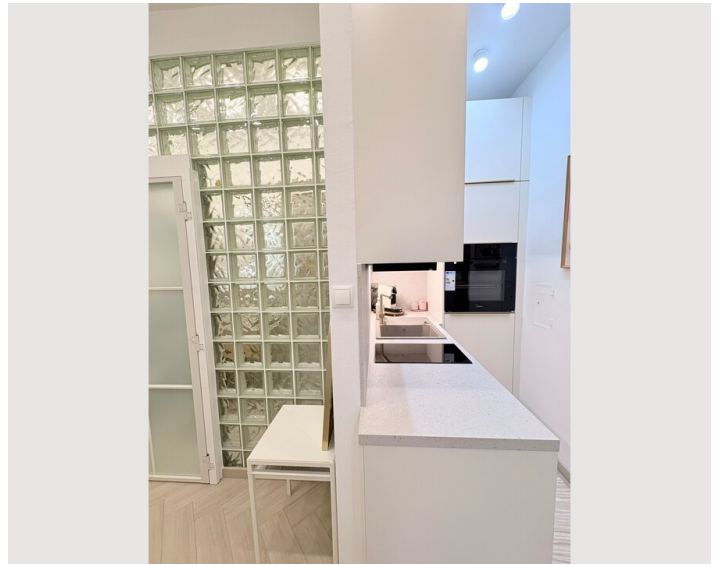
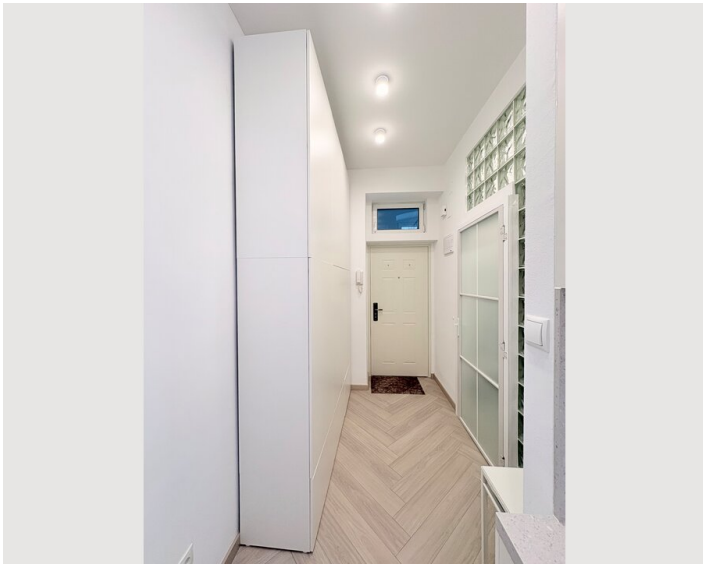
Kitchen

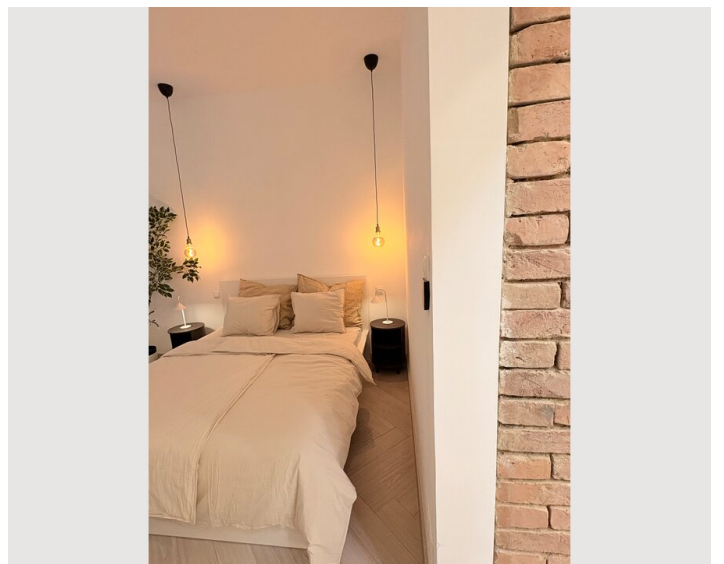
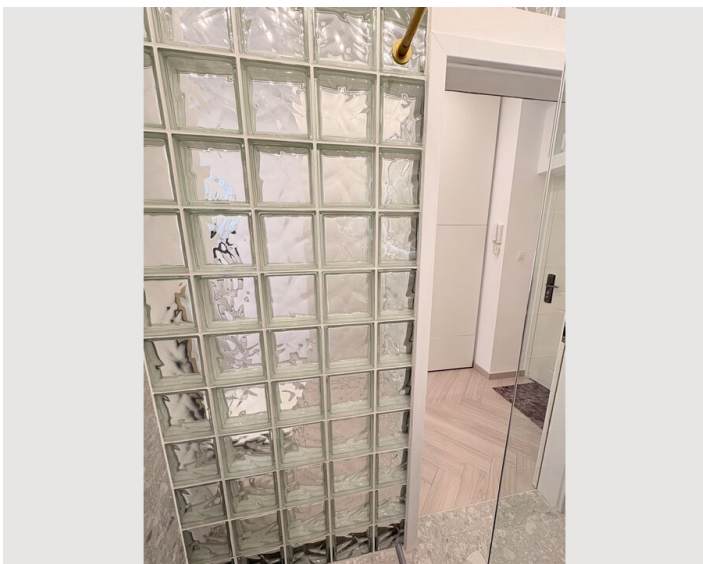
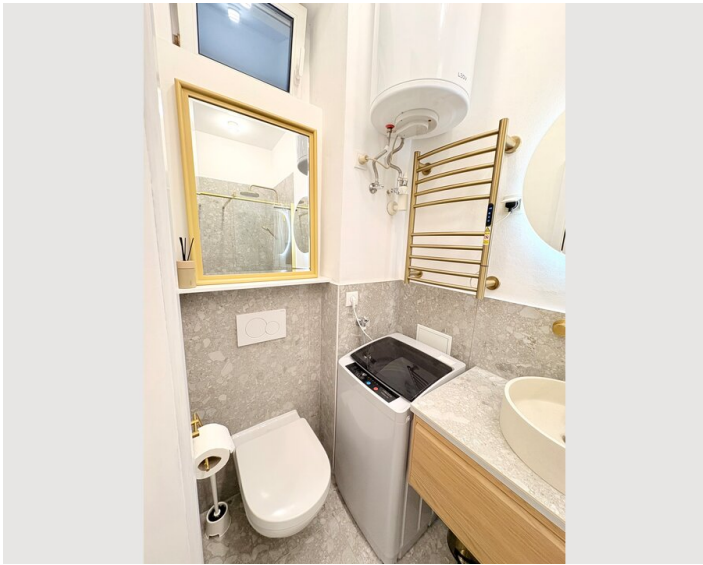
- Private kitchen
- Cooking utensils
- Espresso machine
- Kitchenette
- Glasses/Tableware
- Dishwasher

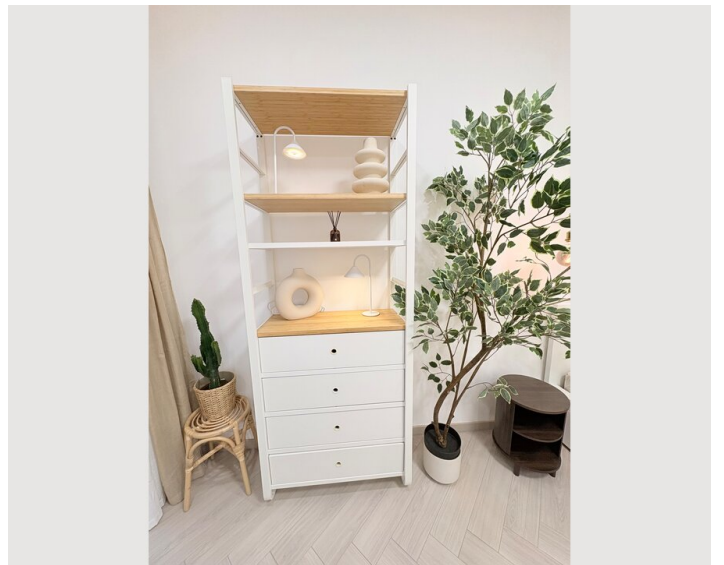
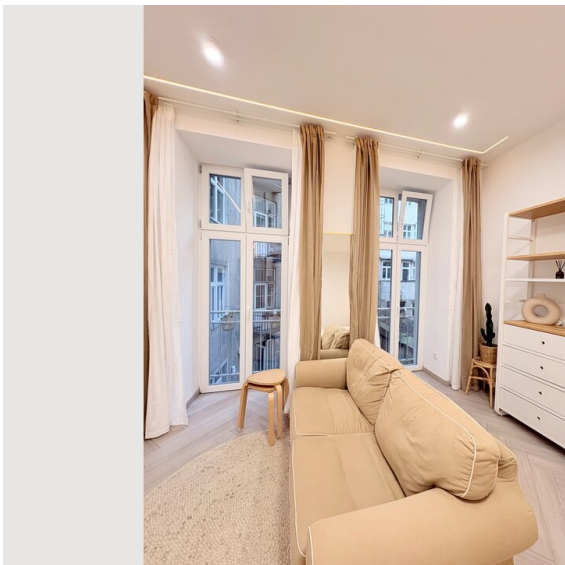
Informations

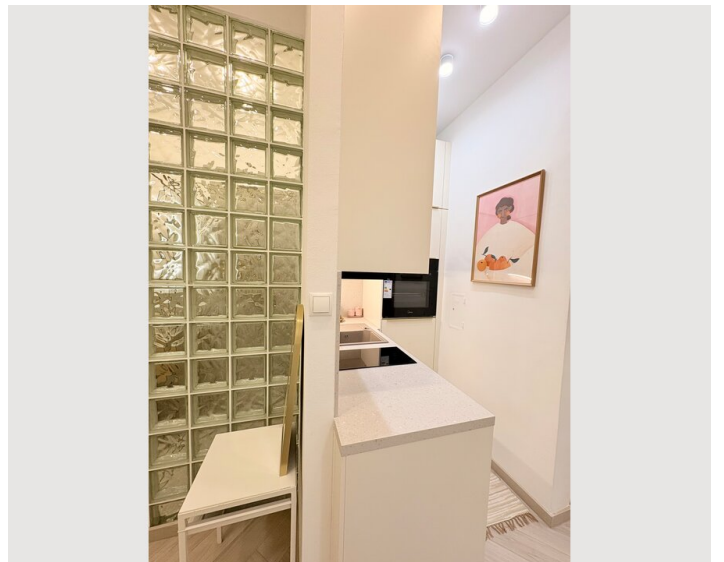
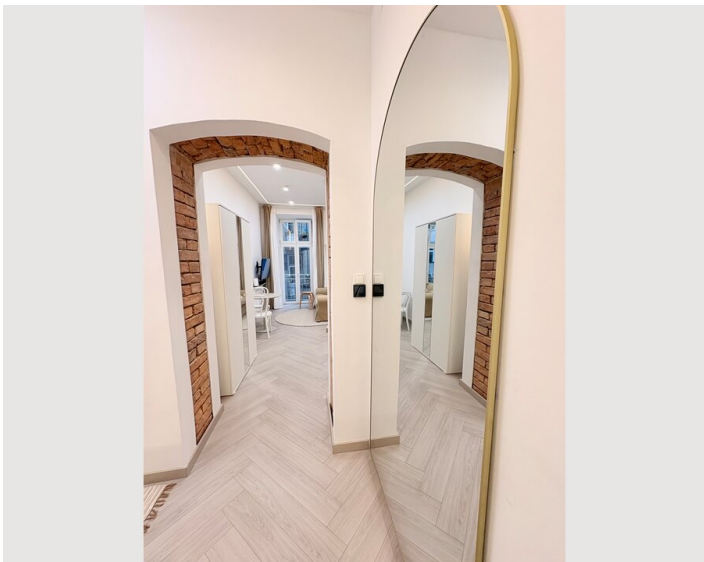
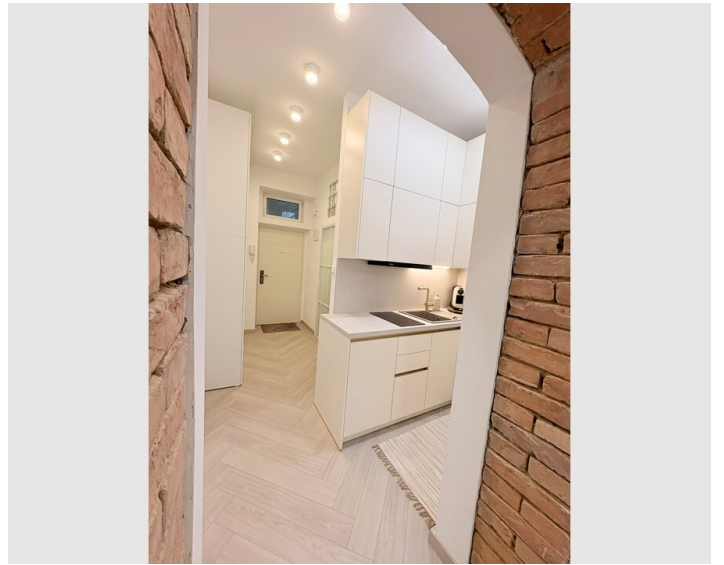
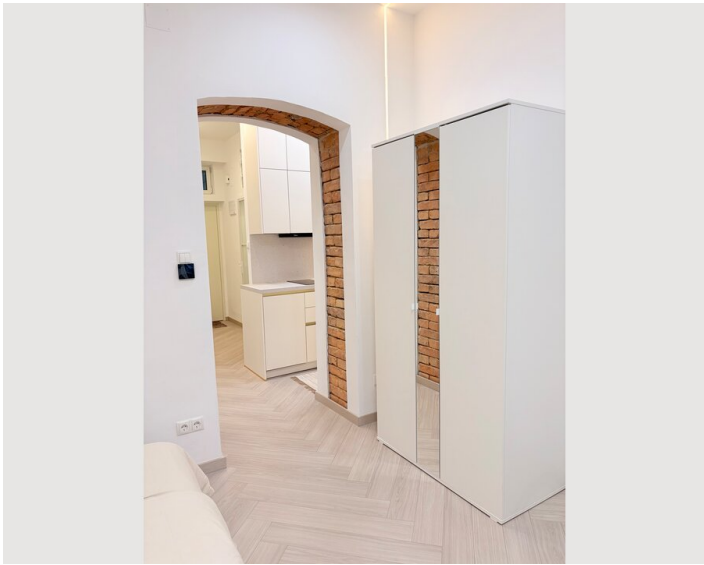
- Smoking not allowed
- Pets forbidden
- Desk/Workplace
- Regular cleaning at extra cost

Picture gallery













Infrastructure

 48A just 1 Minute away in both directions

 Billa supermarket diagonally opposite the entrance

The apartment is located in a prime area of Vienna's 7th district, with two entrances via Neustiftgasse 57–59 and Burggasse 48. This neighborhood is one of the most vibrant and sought-after areas in the city.

Right outside your door, you will find a wide variety of cafés, restaurants, bars, boutiques, and shops. A Billa supermarket is located directly across the street, and additional grocery stores, bakeries, and drugstores are within walking distance. A 24/7 convenience shop adds further flexibility.

Public transport connections are excellent: the U3 Neubaugasse subway station is within walking distance, along with several tram and bus lines, providing quick and easy access to all parts of Vienna and the city center.

Daily essentials are easily accessible, including pharmacies, doctors, gyms, and parks nearby. The charming Spittelberg area is just a short walk away and perfect for relaxing strolls.

 A perfect combination of vibrant city life, excellent infrastructure, and a calm and peaceful courtyard setting.

Numerous landmarks such as the MuseumsQuartier, the 1st district, the Museum of Art History and Natural History, the Hofburg, Volksgarten, Burggarten, City Hall, as well as Volkstheater and Burgtheater are all within a short walking distance. A supermarket open 7 days a week is also conveniently located nearby.

Location

