



2 ZIMMER WOHNUNG, 1200 VIENNA

## Elegant Apartment Next to Augarten

Object number: GISE8

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Sunny apartment directly on the park

<b>Period</b>	08/07/ - 08/08/2025
<b>Number of persons</b>	2
<b>Total</b> incl. VAT.	€ 2.970,98
Security deposit	€ 2.200,00



### Living space

68m<sup>2</sup>



### Maximum occupancy

4 Persons



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

2 private bathrooms 1 Separated bedroom 1 Living-Sleepingroom



### 3. floor



### Check-in

14:00 - 23:00 Clock



### Check-out

00:00 - 10:00 Clock

## Sleeping options

### Sleeping room



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

### Living and sleeping



1x Sofa bed (2 persons)

## **Descripton of accommodation**

Welcome to this very bright and friendly apartment in a historic house (1890) directly to the Augarten.

The apartment is located in the 20th District (Brigittenau) and is located near the center. It is approximately 68sqm in size and suitable for 2-4 persons. The stylish apartment of antique and modern elements was renovated; the big doors, big rooms and high ceilings have been preserved and give the home a special historical charm.

The apartment has a well-cut bedroom and living room with wonderful views to the Augarten. The bedroom has a king-size bed and a desk. The living room is equipped with a modern sofa, which can be used as needed as a double sofa bed. Also in the living room a big, friendly dining area for 4-6 persons is available. The new modern kitchen is equipped with a cooker with ceramic hob, fridge freezer and dishwasher, and provides ample work space and enough space in the upper and lower cabinets.

The cable provides a wide choice of programs. You'll also not have to forgo internet, as there is a WiFi connection available. The modern bathroom has a tub / shower, hand basin, a towel warmer and hair dryer.

The large bright entrance hall provides a convenient built-in cupboard space for clothing and bedding. The washing machine is located in the closet. The whole apartment (except for the bathroom and toilet) is furnished with high-quality oak parquet.

The entrance from the Augarten is in the near and offers a quiet place to walk and relax. In the park there for the children's playgrounds and a children's pool. In the immediate vicinity are shops for daily needs, restaurants as well as bakeries, coffee shops, doctors and pharmacies.

The city center can be reached by walking through the Augarten, or by public transport. The U4 station "Friedensbrücke" is located in the immediate vicinity. The stop "Gaußplatz / Klosterneuburger Straße" tram lines 2 and 31 and "Wallensteinplatz" tram lines 5 and 33, can be reached in a few minutes. There are also bus lines across the corner, which regularly lead to downtown.

Please consider to the neighborhood consideration.

For request (not included): regularly room cleaning and change of bed linen and towels, parking place/garage (if available)

## Equipment & Features



### Basic equipment

- Internet/Wifi
- Community washing machine
- Towels
- Garage
- Iron & ironing board
- TV
- Bedclothes
- Private toilet
- Vacuum cleaner
- Hairdryer



### First supply

- Toilet paper
- Soap
- shampoo



### Kitchen

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

## Informations

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

## Additional services

- Garage
- Regular cleaning

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

## Picture gallery



### Infrastructure

🕒 15-20 minutes walking distance

🚶 2 minutes walking distance

The main entrance to Augarten is directly in front of the house and offers a quiet place to walk and relax. There are playgrounds for children and a lovely children's outdoor pool in summer. Shops for daily needs, restaurants, bakeries, cafés, doctors and pharmacies are in the immediate vicinity. You can get to the city center by walking through the Augarten or by public transport: the U4 station Friedensbrücke is in the immediate vicinity. The Gaußplatz/Klosterneuburger Straße stop for tram lines 2 and 31 and Wallensteinplatz tram lines 5 and 33 can be reached in just a few minutes on foot. There are also bus lines directly at the house that regularly lead to the city center.

## Location

