



3 ROOM APARTMENT, 1200 VIENNA

## Wonderful rooftop duplex

Object number: GISP13

[View and rent online](#)

Light-flooded and modern maisonette roof terrace apartment with a panoramic view very close to the Augarten

<b>Period</b>	16/12/2025 - 16/01/2026
<b>Number of persons</b>	2
<b>Total</b> incl. VAT.	€ 3.363,80
Security deposit	€ 2.600,00



### Living space

99m²



### Maximum occupancy

4 Persons



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

2 Private bathrooms 2 Separated bedrooms 1 Living-Sleepingroom



### 4. floor

Elevator available



### Check-in

15:00 - 22:00 Clock



### Check-out

00:00 - 11:00 Clock

## Sleeping options

### Bedroom 1



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



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

### Bedroom 2



2x Single bed

### Living and sleeping



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

## **Descripton of accommodation**

Light-filled and modern city apartment with balcony and roof terrace with panoramic view - it can accommodate up to 4 people. On the lower floor of the duplex is the large kitchen with center island and dining area and one of the two bedrooms (with a large and comfortable box spring), which also has a walk-in closet. The bathroom with 2 sinks, bath and washer and dryer and the separate toilet are also located on this floor. At the top of the spacious living room and the sleeping area is separated therefrom (with a day bed, which is suitable for both an individual as well as for two people).

Enjoying a central location in a typical Viennese-century house built in 1890. The house is in the 20th district (Brigittenau) in a quiet street, at the Augarten - the oldest and perhaps most beautiful baroque park in Vienna.

In the immediate vicinity you will find everything for your daily needs: supermarkets, bakeries, tobacconists, restaurants and cafes, pharmacy and drugstores. By public transport you can reach from here in just a few stops from the 1st district with its magnificent sights, and the Prater is to go directly by tram.

All rooms are Non smoking areas. The usual rest periods in the multi-party house are taken into account. Waste separation (residual waste, waste paper, plastic and glass).

Traffic:

U4 Friedensbrücke

Tram 5 (Westbahnhof Praterstern) und 33

Bus 5A

## Equipment & Features



### Basic equipment

- Balcony
- Roof-terrace
- TV
- Private dryer
- Towels
- Garage
- Vacuum cleaner
- Cleaning utensils
- Terrace
- Internet/Wifi
- Private washing machine
- Bedclothes
- Private toilet
- Aircondition
- Iron & ironing board
- Hairdryer



### First supply

- Toilet paper
- Soap
- shampoo
- Nespresso capsules



### Kitchen

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

## Informations

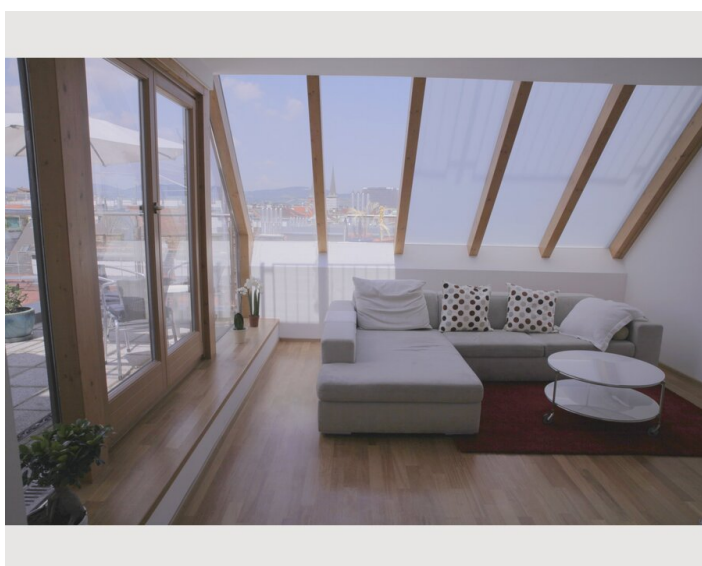
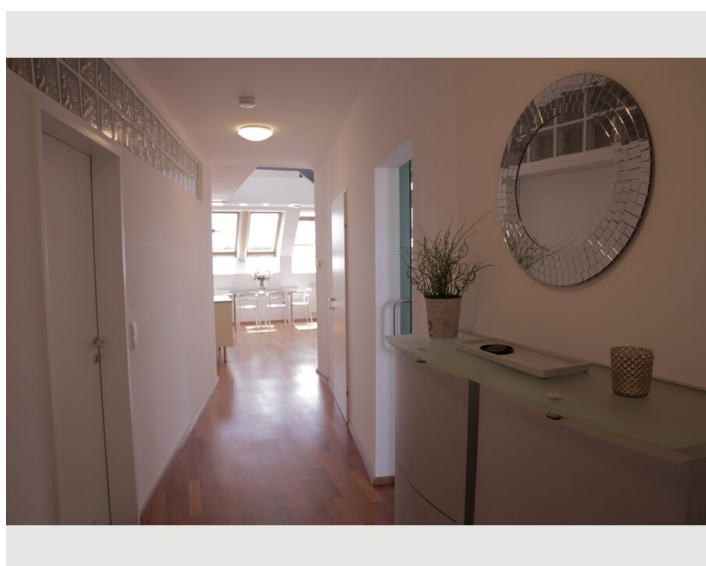
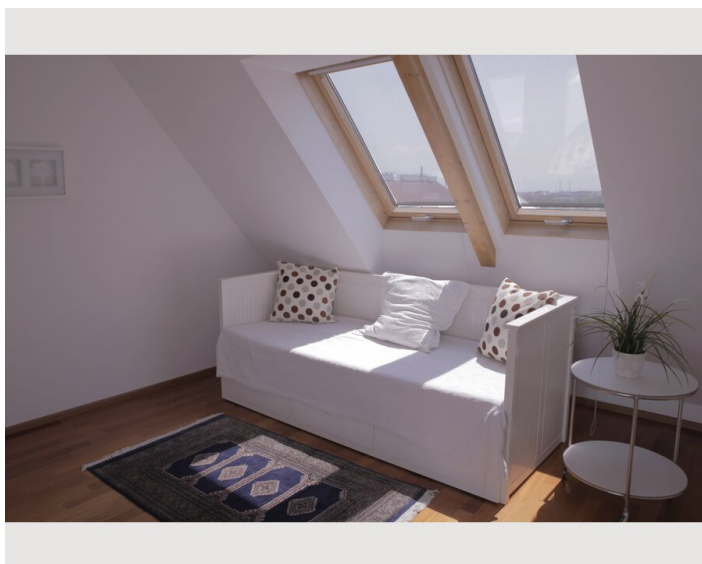
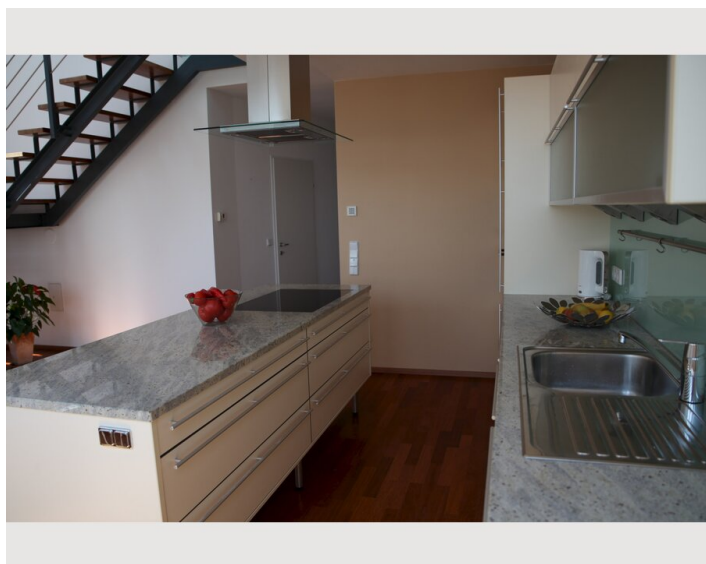
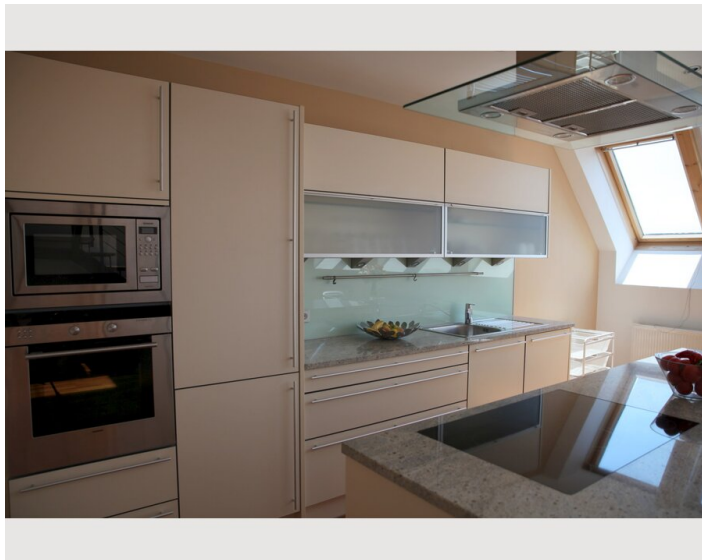
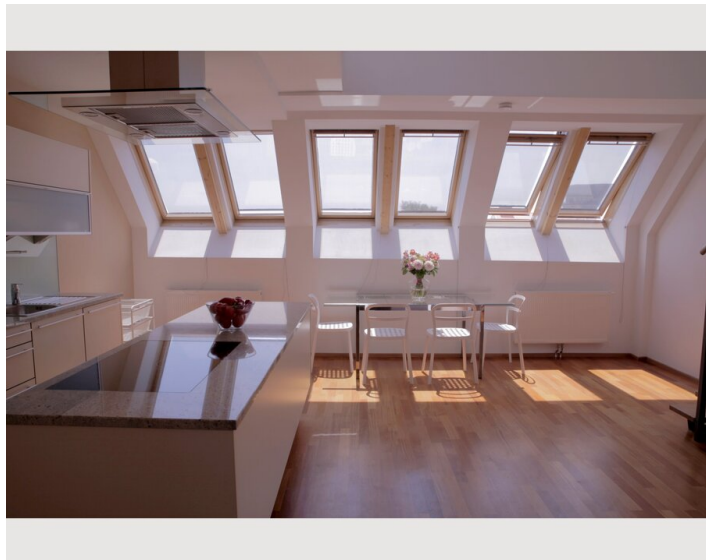
- Smoking not allowed
- Private entrance
- Regular cleaning at extra cost
- Short-term parking zone subject to a charge
- Pets on request
- Bicycle room free of charge

## Additional services

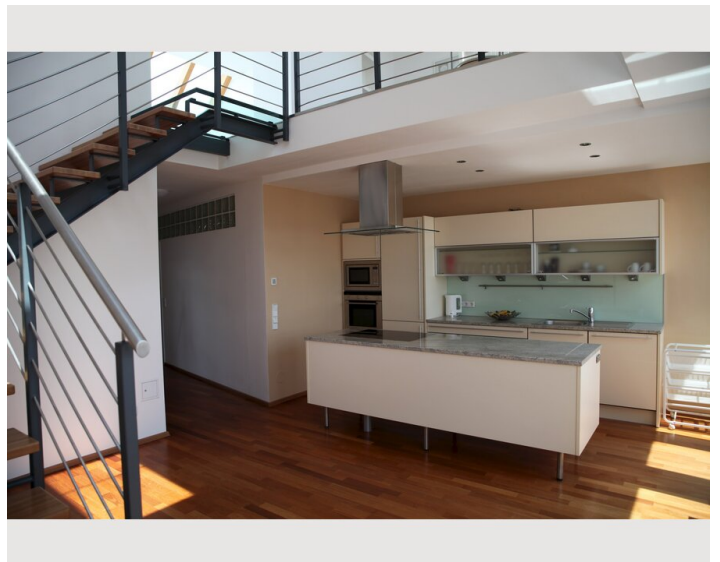
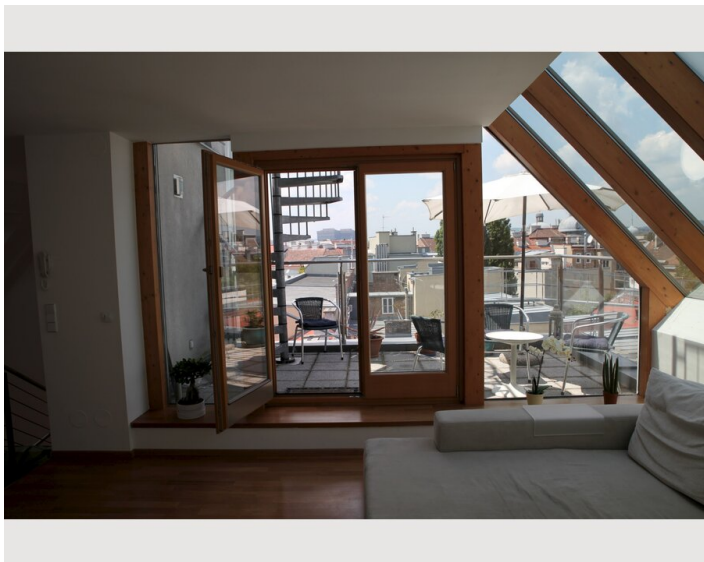
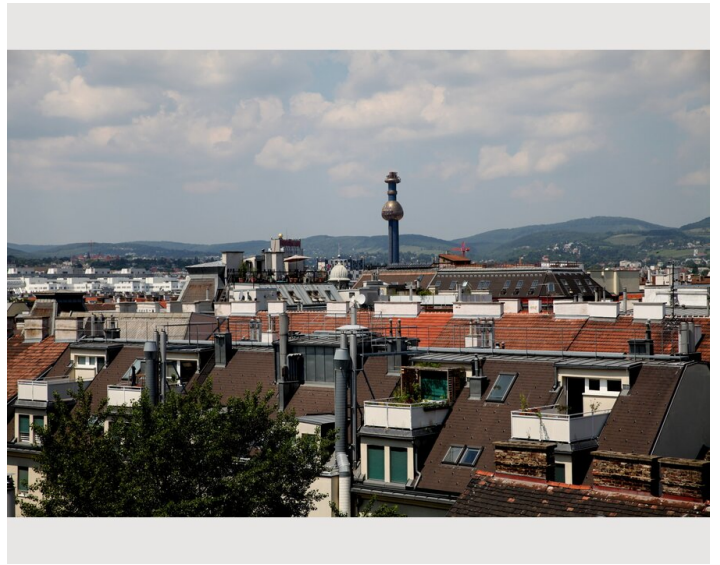
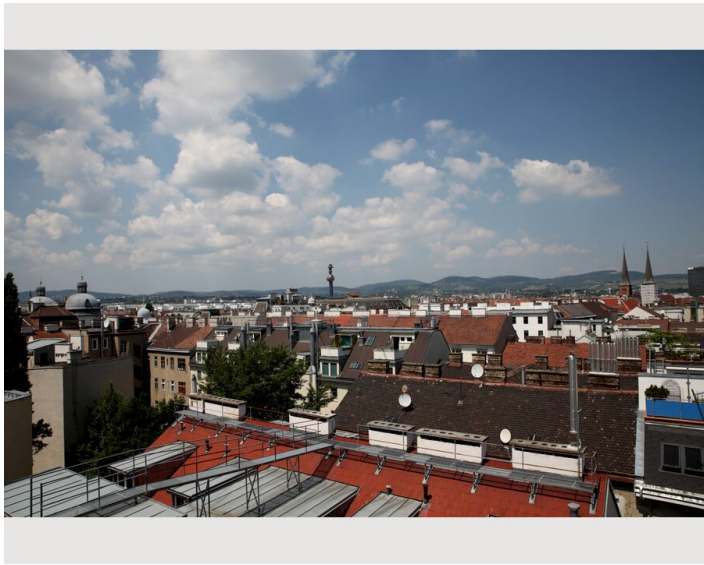
- Garage

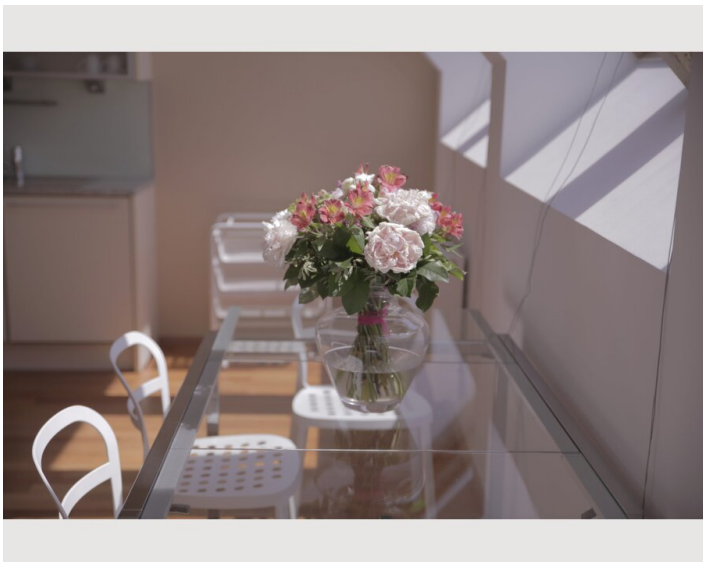
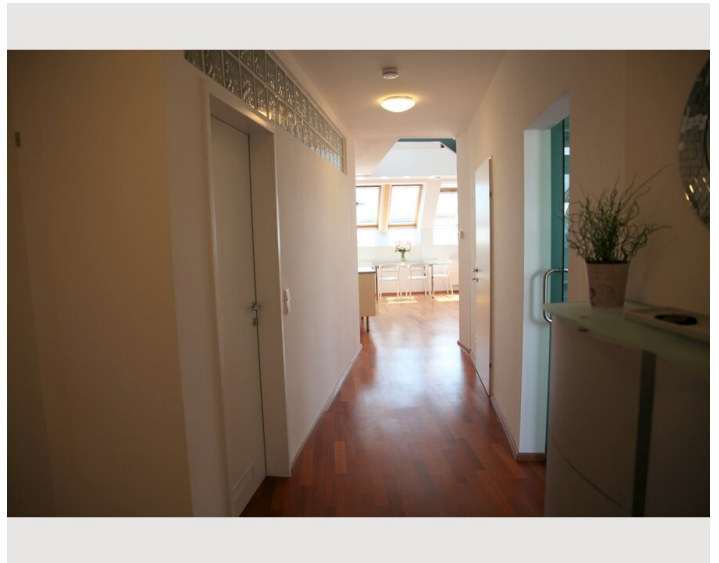
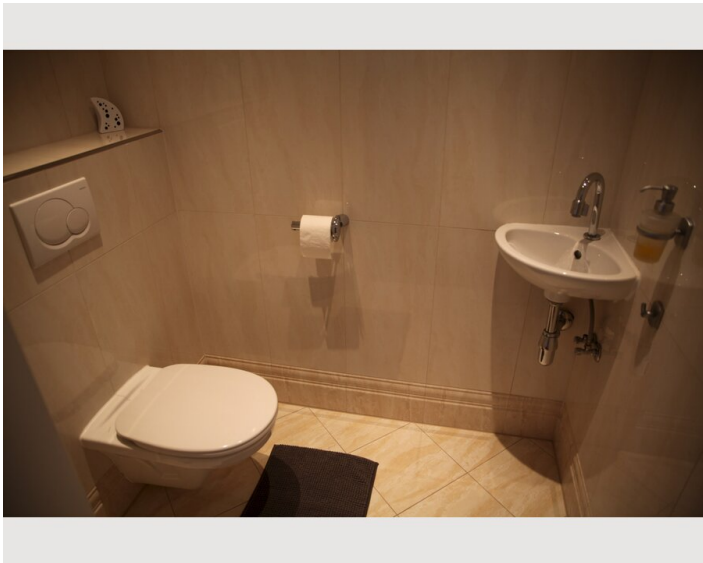
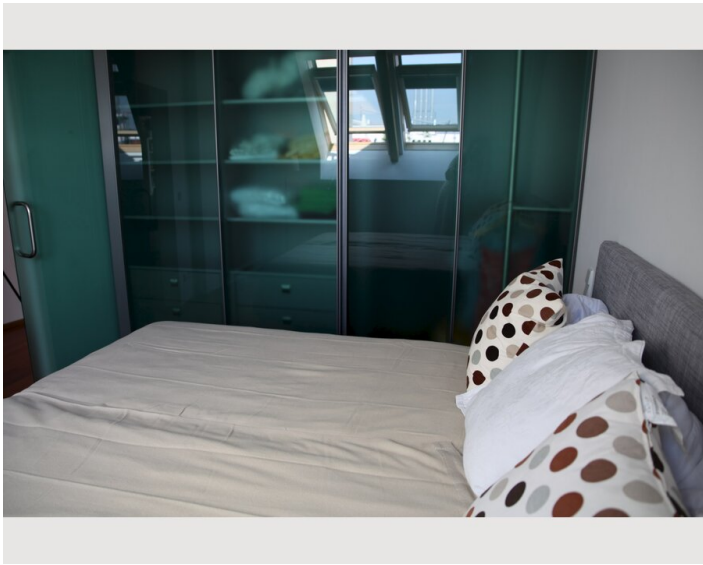
All prices are gross per month - billing is done directly with the lessor.

## Picture gallery














## Infrastructure

 120 meters

 80 m

 2,2 km

 100 m

Public Transports:

U4 Friedensbrücke

Tram 5 (Westbahnhof Praterstern) 31 and 33

Bus 5A

## Location

