



STUDIO APARTMENT, 6020 INNSBRUCK

## Tinyhouse Innsbruck

Object number: NBPO1

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Nestled in one of Innsbruck's most sought-after locations, just a 15-minute walk from the Golden Roof yet surrounded by greenery, this exceptional garçonnère combines the charm of a private home with a stylish studio.

<b>Period</b>	28/06/ - 28/07/2026
<b>Number of persons</b>	2
<b>Total incl. VAT.</b>	€ 2.216,56
Security deposit	€ 1.700,00

**Living space**22m<sup>2</sup>**Maximum occupancy**

2 Persons

**Complete accommodation** 

1 Private bathroom 1 Living-Sleepingroom

**1. floor****Check-in**

15:00 - 21:00 Clock

**Check-out**

08:30 - 12:00 Clock

**Sleeping options****Living & Sleeping**

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

## Descripton of accommodation

This charming tiny house, formerly a garden cottage, is set in an exceptionally private location at the end of a small street reserved for residents. Surrounded by greenery and featuring a spacious terrace, it uniquely combines the independence of a standalone home with the efficiency of a one-room studio – offering maximum privacy.

Great emphasis has been placed on both quality and functionality in the interior design. You will sleep on a premium bed system by Grüne Erde, integrated into a bespoke carpenter-designed room concept. The use of high-quality wood creates a warm and inviting atmosphere.

The 22 m<sup>2</sup> living space, featuring a double bed, kitchenette, and a separate bathroom, is fully equipped for everyday living for one or two people and ready for immediate occupancy.

Relax on the generous 18 m<sup>2</sup> terrace, furnished with high-quality outdoor furniture, surrounded by greenery, and enjoy the peaceful setting with impressive views of the Patscherkofel mountain.

The property includes a private parking space. Additional amenities include a small basement storage unit with a washer/dryer and a shared bicycle storage room. Heating is provided via underfloor heating, while external sun shading protects against summer heat and allows for blackout.

Crockery, kitchen utensils, towels, and bed linen are all provided – allowing you to move in and feel at home right away.

Please note that the property is situated on a steep slope and is not barrier-free or suitable for individuals with limited mobility.

### Equipment & Features

#### Basic equipment

- Terrace
- Internet/Wifi
- Private dryer
- Towels
- Private parking space
- Cleaning utensils
- Garden
- Private washing machine
- Bedclothes
- Private toilet
- Vacuum cleaner

#### First supply

- Toilet paper
- Soap

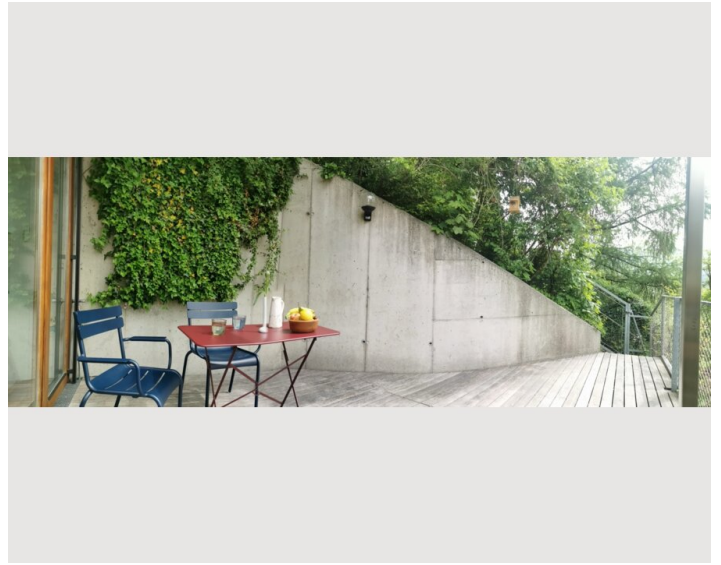
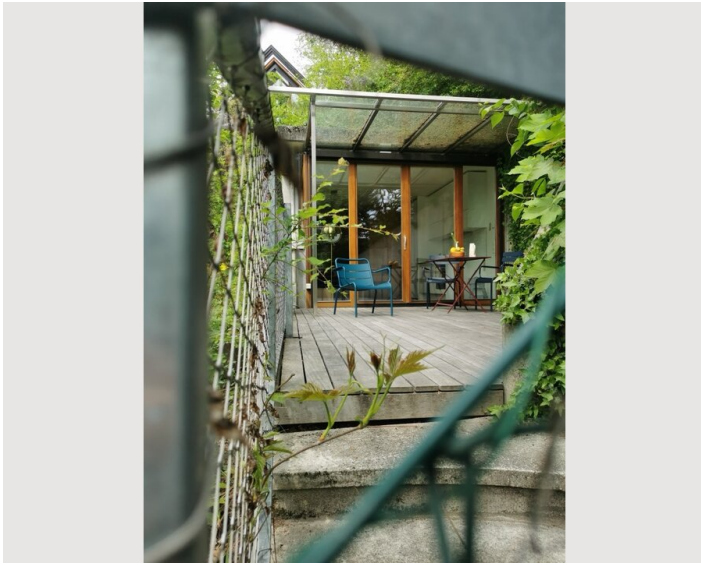
#### Kitchen

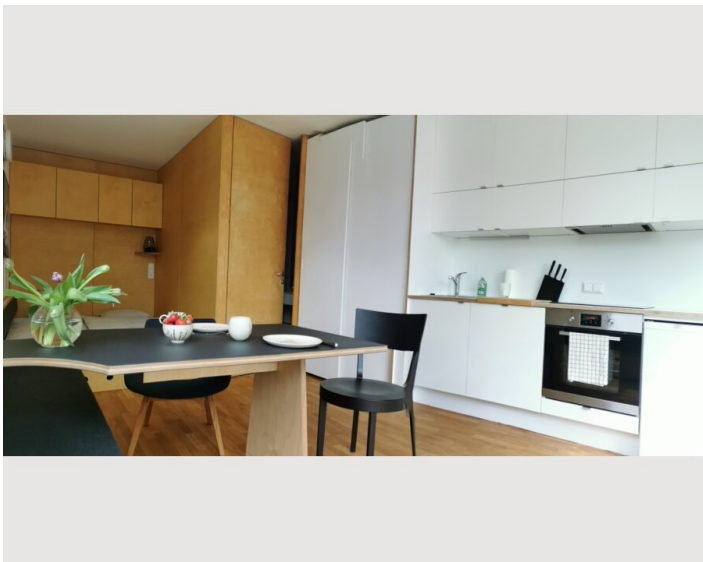
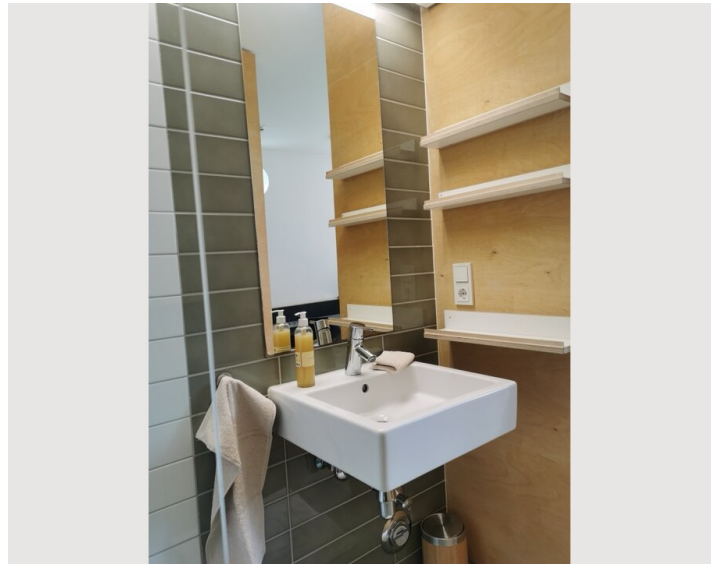
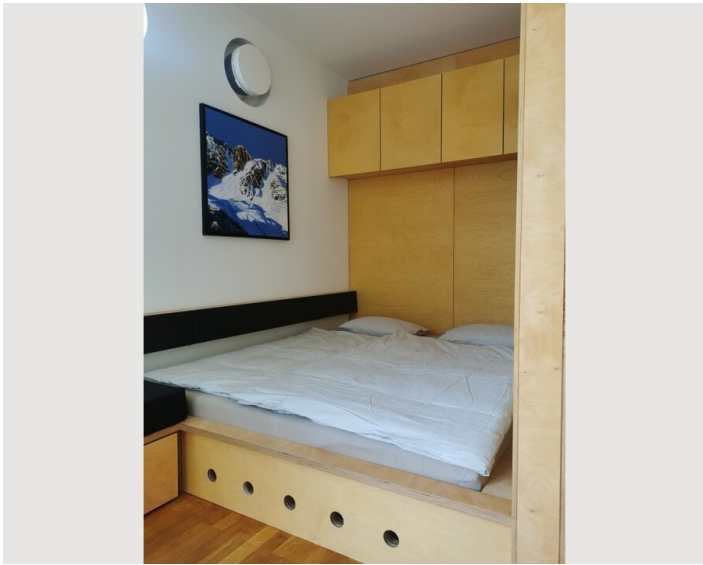
- Private kitchen
- Espresso machine
- Glasses/Tableware
- Dishwasher

## Informations

- Suitable for children
- Desk/Workplace
- Pets forbidden
- Bicycle room free of charge
- Smoking not allowed
- Private entrance
- Regular cleaning at extra cost


## Picture gallery








### Infrastructure

 Bus station J for both directions in 100m

 Supermarket and bakeries in 10 minute walk

 City Centre in 10 minute walk

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Public transport is just steps away, with bus line J reachable within 100 metres, providing direct connections to the city centre as well as the Nordkette and Patscherkofel cable cars. Numerous hiking trails and bike routes start right on your doorstep, while skiing on the Nordkette is only a 15-minute bus ride away.

Shops for daily needs, including grocery stores, bakeries, restaurants, and a pharmacy, are all within a comfortable 10-minute walking radius. Innsbruck's historic city centre, including the iconic Golden Roof, can be reached on foot in just 15 minutes.

## Location

