

3 ROOM APARTMENT, 1080 VIENNA

## Exclusive terrasse apartment in Josefstadt with wonderful views

Object number: CSQF1

[View and rent online](#)

Newly refurbished design apartment in Josefstadt with a roof terrace, open views, two separate bedrooms with desks, and a high-end modern interior.

<b>Period</b>	20/05/ - 20/06/2026
<b>Number of persons</b>	2
<b>Total incl. VAT.</b>	€ 3.413,80
<b>Security deposit</b>	€ 2.600,00



### Living space

75m<sup>2</sup>



### Maximum occupancy

4 Persons



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

1 Private bathroom 2 Separated bedrooms



### 6. floor

Elevator available



### Check-in

08:00 - 22:00 Clock



### Check-out

10:00 - 12:00 Clock

## Sleeping options

### Bedroom 1



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

### Bedroom 2



1x Double bed (1,40 m x 2 m)

## Descripton of accommodation

This newly, completely renovated apartment in the Josefstadt was planned by the architect owner, with a fine sense for space, proportions and materials. Every part of the apartment has been carefully considered, creating a home that feels bright, calm, modern and remarkably comfortable from the moment you enter.

Located on the sixth floor, the apartment has a special atmosphere. You are right in the heart of Josefstadt, but elevated above the city. Natural light, beautiful views result with a pleasant sense of distance from the busy street life below.

One of the apartment's greatest qualities is its layout. The living and dining area opens towards the front of the building, with an open kitchen and direct access to the spacious southern terrace. Two separate bedrooms are located at the quiet rear side of the apartment. This front and back separation is very comfortable, while the flowing transitions between the rooms make the whole apartment feel open, generous and larger than expected.

The living area is filled with light and furnished with great attention to design. The modern kitchen, furniture, colours and materials are carefully coordinated and create a calm, harmonious overall impression. The clear lines, natural light and thoughtful sightlines give it a warm, urban and very pleasant atmosphere.

The terrace extends the living space outdoors and offers lovely views in different directions. You can see Wilhelminenberg on one side and along Josefstädter Straße towards the city centre on the other. From here you can enjoy the charm of Viennese city life, while the sixth floor location keeps the apartment pleasantly removed from the bustle.

The two bedrooms at the back of the apartment are especially quiet. They face a green inner area with a small park and many trees, with open views reaching as far as Kahlenberg. Both bedrooms are bright, separate and equipped with their own desk, making the apartment ideal for longer stays, working from home or hosting guests. A practical storage room provides additional space and makes everyday living even more comfortable.

The apartment combines qualities that are rarely found together in Vienna. It offers a central location, peace and quiet, abundant light, open views, a generous terrace and a highly thoughtful architectural concept. You can feel that every area was deliberately planned, from the functional layout to the overall sense of comfort and calm.

Data: Renovation completion in May 2026. Kitchen Appliances from Miele and Bora. Oak wood floor. Italian Tile. Walnut Doors. Air Conditioning in three main rooms, Mechanical Ventilation in bathrooms and Storage Area. Exterior and motorized shading blinds

The building itself is very well maintained and has a pleasant, calm and respectful residential atmosphere. The common areas are also clean and well kept. A particular practical advantage is the spacious and well maintained shared laundry room in the building, equipped with a large washing machine and dryer, located directly above the apartment.

The location is also exceptional. Josefstadt is one of Vienna's most charming districts and combines urban life with a high quality residential atmosphere. The surrounding area offers many cafés and restaurants, from traditional Viennese coffee houses to a wide range of international cuisine. A park is nearby, and the tram stops practically in front of the building, providing a direct connection to the city centre, which is also easy to reach on foot.

The lively seventh district, Mariahilfer Straße, Vienna's largest shopping street, and the popular Brunnenmarkt with Yppenplatz are also within walking distance. This apartment is ideal for guests who want to experience Vienna in a central, stylish and authentic way, while staying in a modern, quiet and exceptionally comfortable home with plenty of light, a terrace and beautiful views.

## Equipment & Features



### Basic equipment

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



### First supply

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



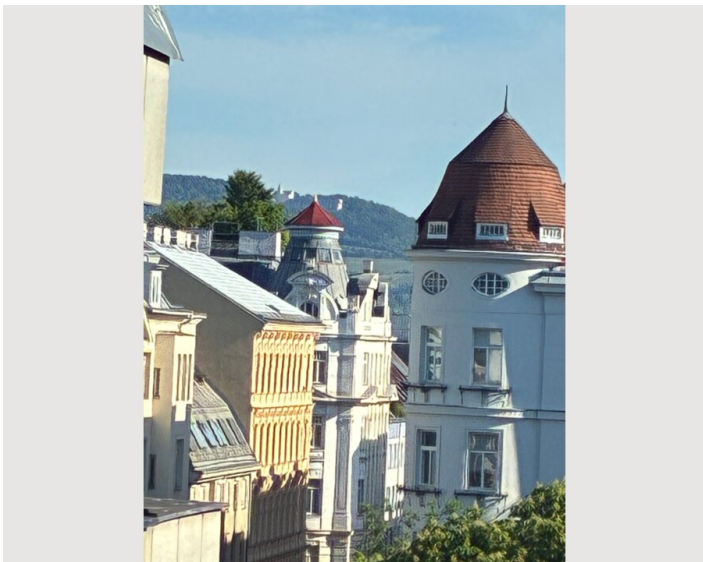
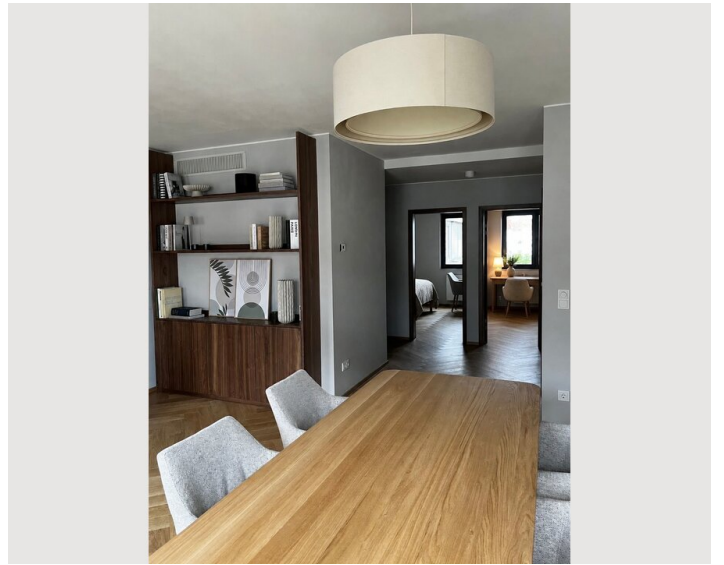
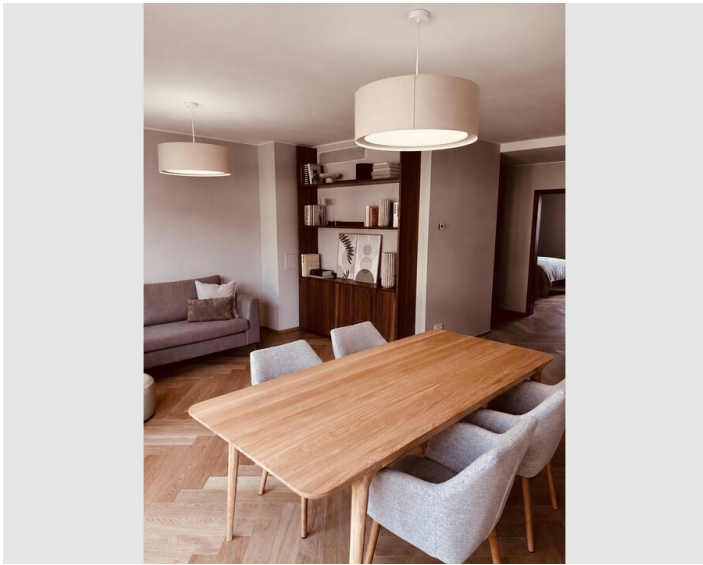
### Kitchen

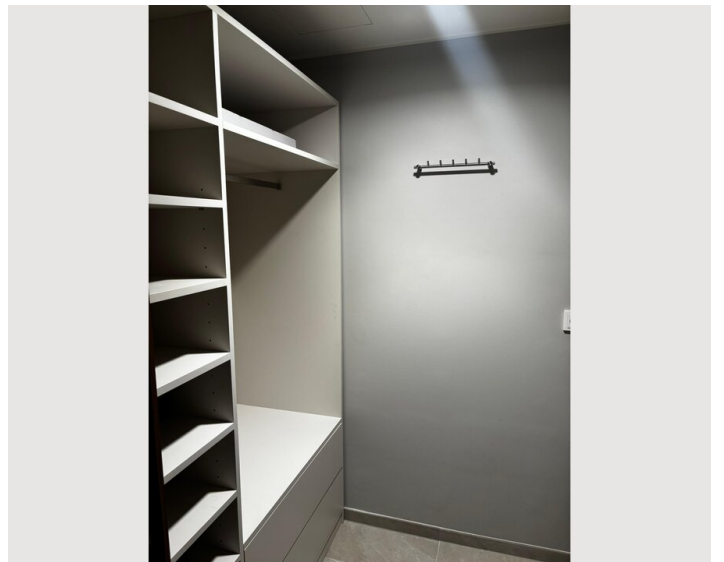
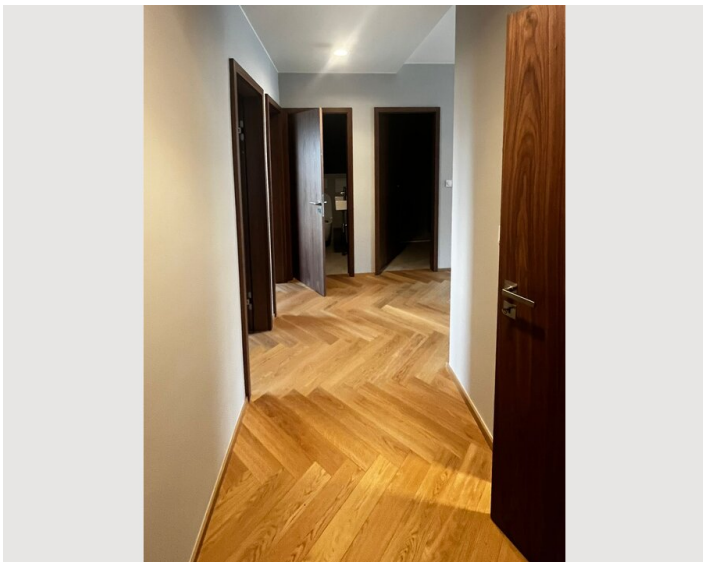
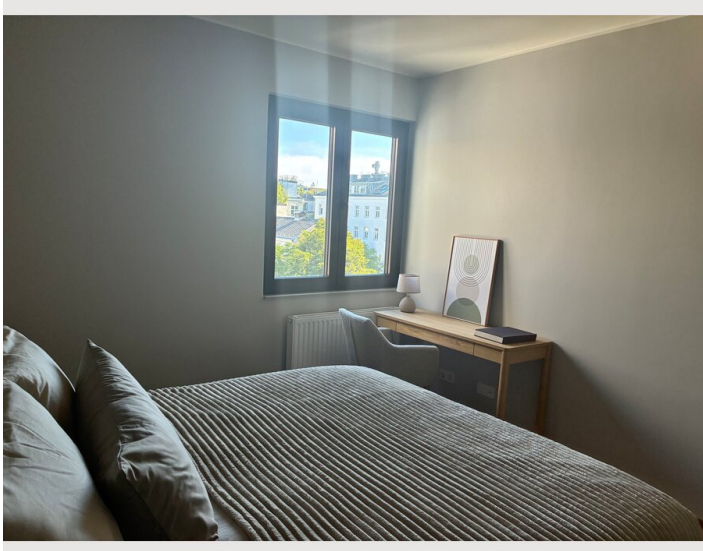
- Private kitchen
- Glasses/Tableware
- Dishwasher
- Cooking utensils
- Espresso machine
- Microwave

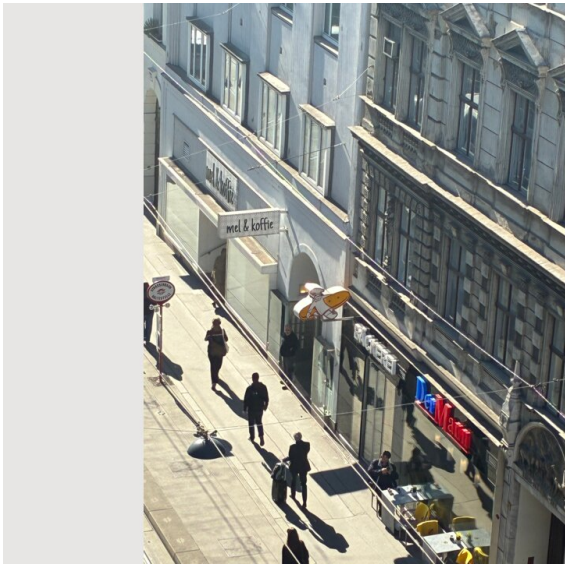
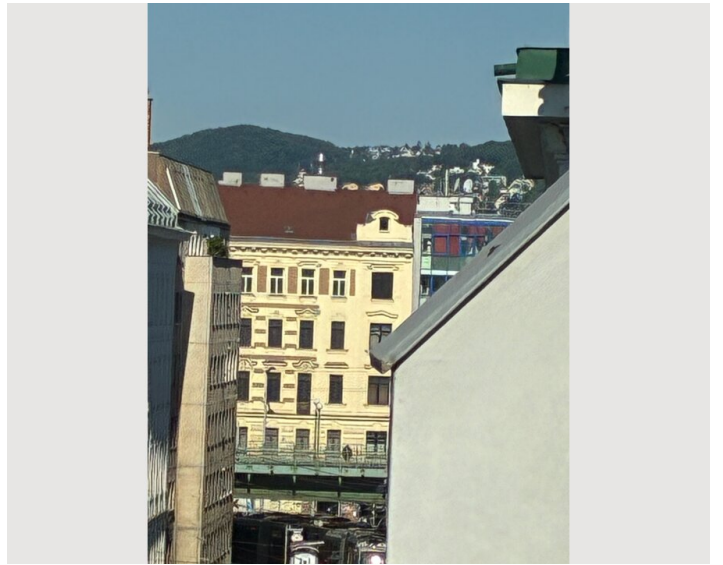
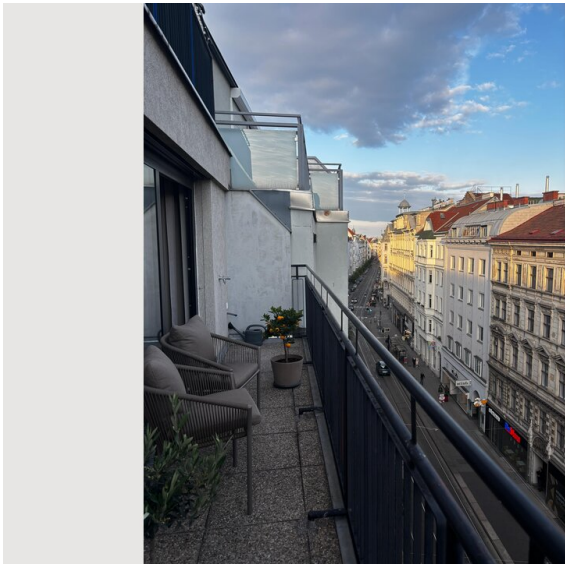
## Informations

- Suitable for children
- Short-term parking zone subject to a charge
- Private entrance
- Regular cleaning at extra cost
- Smoking not allowed
- Desk/Workplace
- Pets forbidden

## Picture gallery










## Infrastructure

 Several supermarkets, bakeries and drugstores are just a few steps away.

 Westbahnhof and Wien Meidling station are both around 15 minutes away by underground.

 tram stop with direct connections to the city centre is just across the street

 ienna International Airport is approximately 30 minutes away by car.

 15 minutes away on foot

---

The apartment is ideally located for everyday life. Several supermarkets, bakeries, pharmacies and drugstores are within easy walking distance, as well as many other shops for daily needs.

Josefstädter Straße itself is an attractive and elegant shopping street with small boutiques, beauty salons, cafés, coffee shops and a wide range of restaurants and local spots. The area offers everything from traditional Viennese coffee houses to high quality modern neighbourhood restaurants and international cuisine.

Public transport connections are excellent. The tram stops practically in front of the building and takes you directly to the city centre in about 15 minutes. Within a 15 minute walk you can get to the Ringstraße, Volksgarten and Hofburg. Stephansdom is a 30 Minute Walk away. Westbahnhof and Wien Meidling station are both around 15 minutes away by underground. Vienna International Airport can be reached in about 30 minutes by car.

The location is particularly attractive because it connects several very different sides of Vienna. The elegant city centre, the vibrant seventh district, Mariahilfer Straße as Vienna's largest shopping street, and the popular Brunnenmarkt with Yppenplatz can all be reached within around 15 minutes. This makes it easy to enjoy classic Viennese culture, urban life, shopping and a lively restaurant scene.

The area is also well connected to green spaces and nature. Parks are nearby, and there are direct connections towards the Vienna Woods, which are a wonderful starting point for Vienna's beautiful hiking trails.

Josefstadt combines a central location with genuine neighbourhood charm. You are close to everything you need for daily life, while still enjoying a pleasant, established and very liveable residential atmosphere.

## Location

