



2 ROOM APARTMENT, 1220 VIENNA

Home Surrounded by Greenery – 2-Bedroom Garden Apartment, Just a 7-Minute Walk to the U2

Object number: FATV1

[View and rent online](#)

Modern, cozy garden apartment in a pleasantly cool location, just a 7-minute walk from the subway. Relax in the beautiful private garden and enjoy high-quality finishes and exceptional living comfort.

Period	03/06/ - 03/07/2026
Number of persons	2
Total incl. VAT.	€ 3.637,58
Security deposit	€ 2.800,00

Living space

45m²

Maximum occupancy

2 Persons

Complete accommodation

1 Private bathroom 1 Separated bedroom

Ground floor

Elevator available

Check-in

09:00 - 23:00 Clock

Check-out

09:00 - 18:00 Clock

Sleeping options

Sleeping room



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

Description of accommodation

The private garden has been carefully landscaped and provides plenty of space for relaxation and gardening. A raised garden bed with organic soil is ideal for growing vegetables and herbs, while the covered terrace offers a perfect outdoor retreat. An automatic Gardena irrigation system makes garden maintenance effortless.

Additional features include external blinds, electric shutters, and triple-glazed windows. Excellent thermal and acoustic insulation ensures a quiet and comfortable living environment throughout the year.

A private storage unit in the basement, accessible by elevator or stairs, provides additional storage space. A shared storage room for bicycles, scooters, and strollers is also available.

Public parking is located directly in front of the building.

Highlights:

- Hardwood flooring with underfloor heating throughout
- Premium Nobilia kitchen with Bora induction cooktop, dishwasher, and quartz stone countertop
- Spacious kitchen island with garden views
- Raised garden bed and automatic irrigation system
- Covered terrace
- Smart Tado heating control via app
- Heat pump and mechanical ventilation system
- Underfloor heating in the bathroom
- External blinds, electric shutters, and triple-glazed windows
- Excellent thermal and sound insulation
- Private basement storage unit and shared bicycle storage room
- Ample public parking directly in front of the building

This apartment is ideal for anyone seeking modern living, high energy efficiency, and the benefits of a private garden. Enjoy a quieter, cooler and greener setting away from the heat of the city center!

Equipment & Features



Basic equipment

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



First supply

- Toilet paper
- Soap
- shampoo
- Nespresso capsules



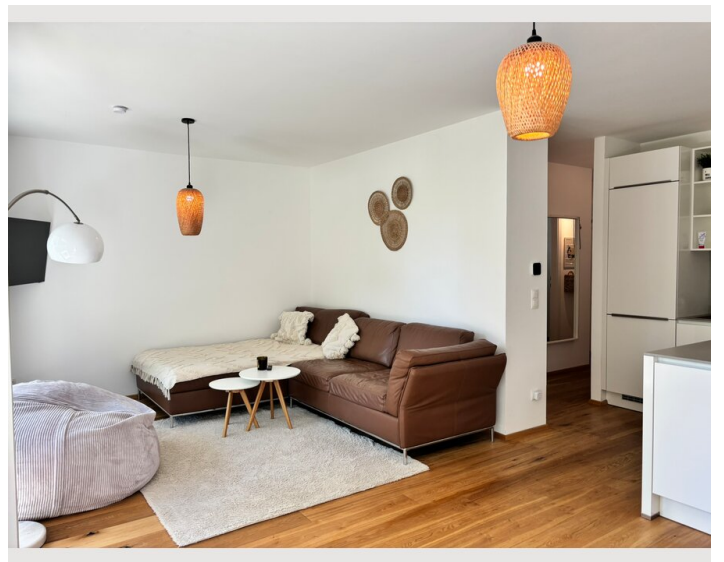
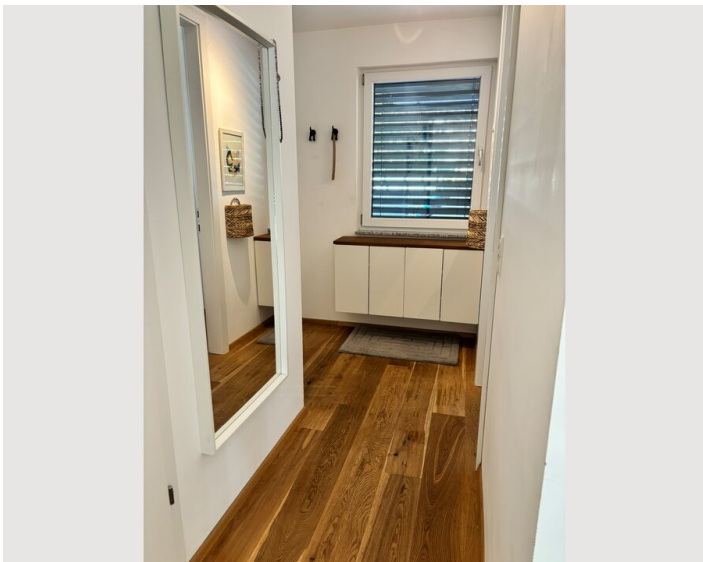
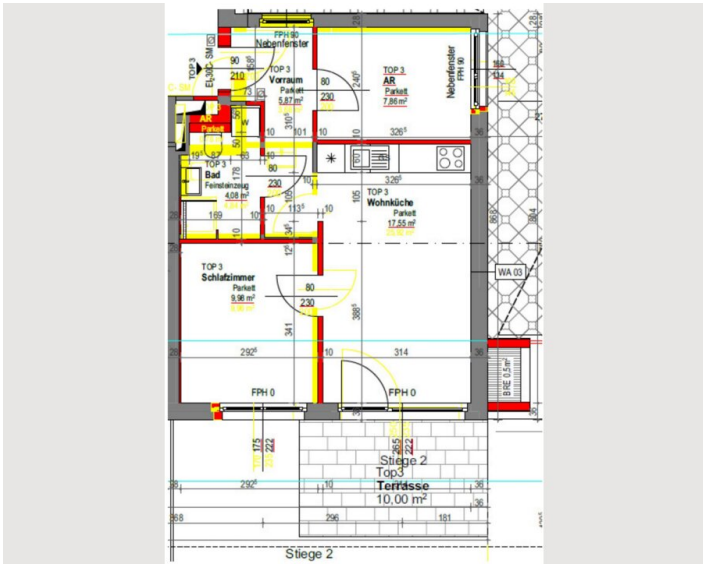
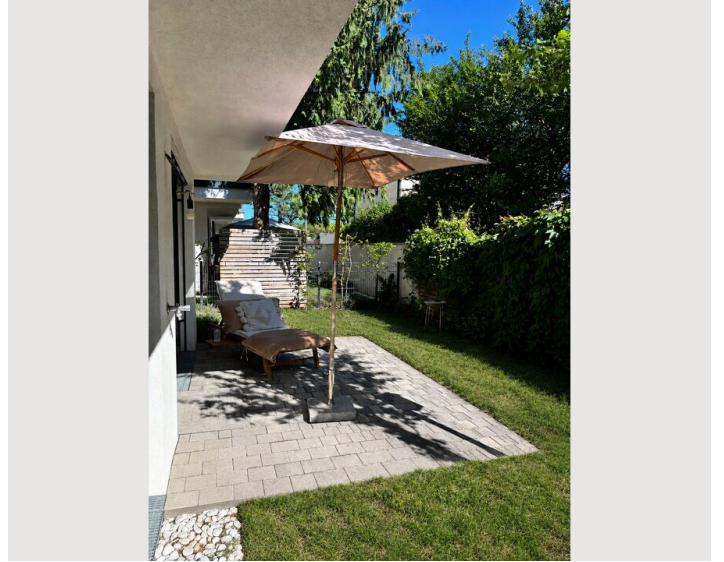
Kitchen

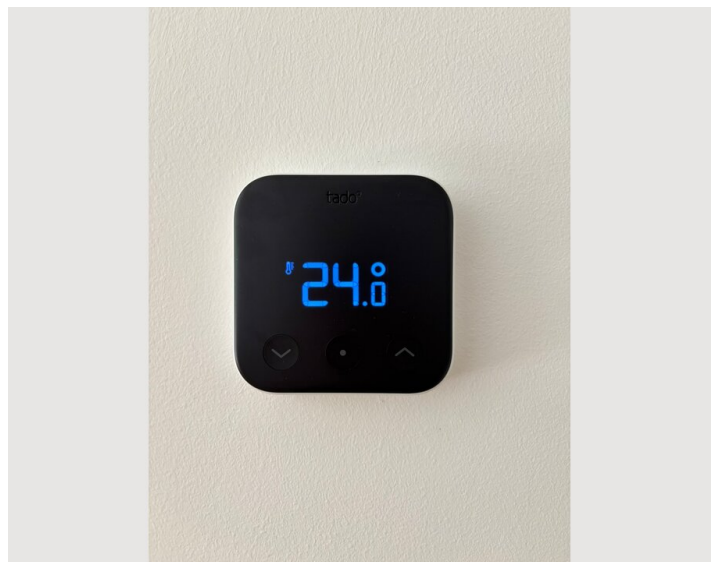
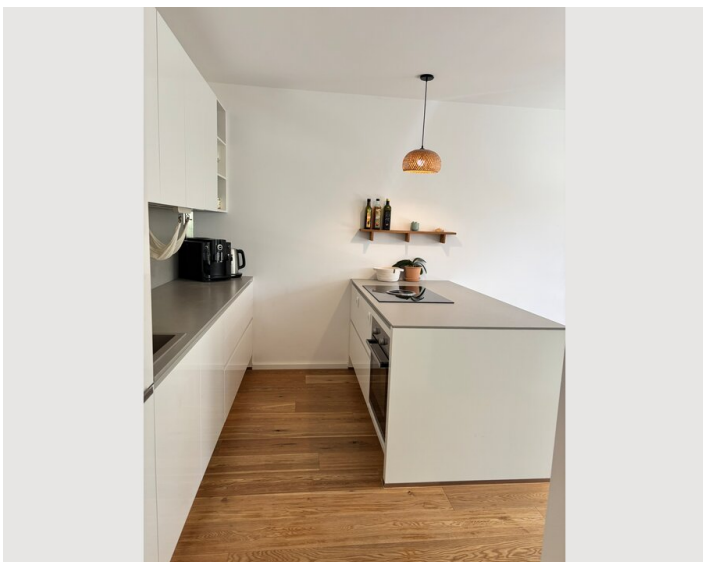
- Private kitchen
- Glasses/Tableware
- Dishwasher
- Cooking utensils
- Espresso machine

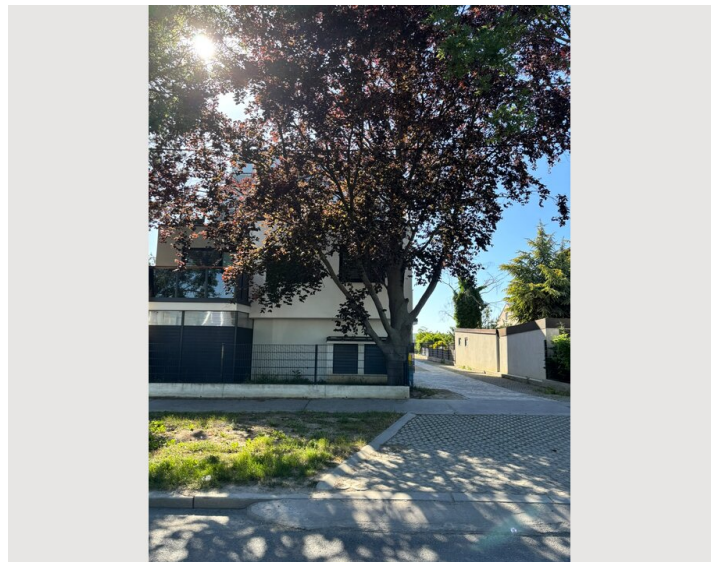
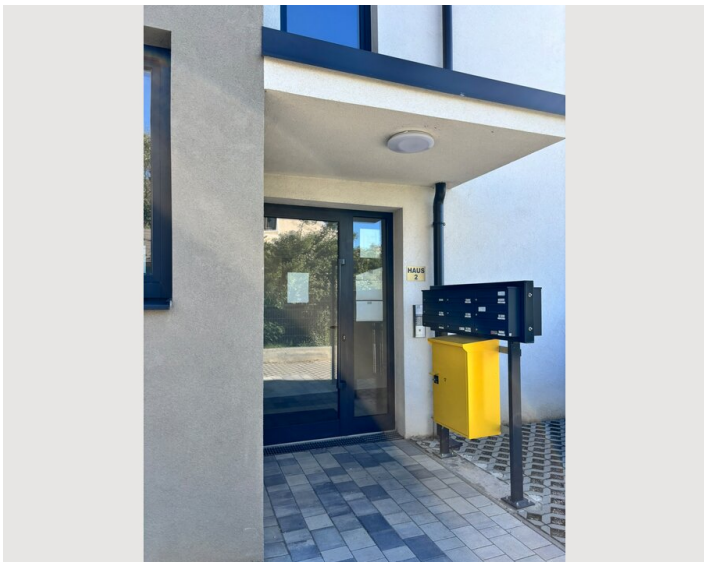
Informations

- Smoking not allowed
- Pets allowed
- Short-term parking zone subject to a charge
- Bicycle room free of charge

Picture gallery












Infrastructure

 84A, 140 meters

 7-minute walk to U2 Lina-Loos-Platz

 Spar, 3-minute walk to Spar

The U2 station Lina-Loos-Platz is approximately a 7-minute walk away. From there, Vienna's city center and Schottenring can be reached in just 16 minutes. The Mittleres Hausfeld bus stop is only 140 meters from the property, while a SPAR supermarket is just a 3-minute walk away, ensuring excellent local amenities and everyday convenience.

Location

