




2 ROOM APARTMENT, 2522 OBERWALTERSDORF


## fontana-apartment



Object number: EDEQ2


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<b>Period</b>	05/04/ - 05/05/2026
<b>Number of persons</b>	2
<b>Total incl. VAT.</b>	€ 5.405,70
Security deposit	€ 4.200,00

 **Living space**  
70m<sup>2</sup>

 **Maximum occupancy**  
4 Persons

 **Complete accommodation**   
1 Private bathroom 2 Separated bedrooms

 **Ground floor**  
Elevator available

## Sleeping options

### Sleeping room



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



1x Sofa bed (2 persons)

## Description of accommodation

### IMPORTANT INFORMATION

PLEASE NOTE THAT THE APARTMENT IS CURRENTLY BEING BUILT AND WILL BE COMPLETED BY JUNE 2016 - INTERIOR PHOTOS OF THE APARTMENT ARE NOT YET AVAILABLE!!!!!!

Located in the tranquil village of Oberwaltersdorf, Lower Austria, at the gateway to Vienna, the Eder family invites its guests to fontana-apartment - a comfortable hideaway in a beautiful area known for its vineyards and its golf course Fontana.

The Apartment is located at the residential community Fontana with is located right next to Golfclub Fontana - for services and fees see link: [www.fontana.com](http://www.fontana.com)

The wonderful nature surrounding Fontana invites to practice various sport activities besides golf such as hiking, biking, jogging trail, tennis, etc...

Our well-equipped apartment offers all of the conveniences that you may need when travelling:

included services / free of charge:

free Wi-Fi (high-speed) throughout the apartment (~ 75 m<sup>2</sup>) and a private terrace (~ 25m<sup>2</sup>) on the same level as the living area - which is located on the first floor

tastefully designed 2-room apartment (1 living area, 1 bed room) with 100% disability access, elevator and free parking in front of the house

cozy fireplace

accommodation for up to 4 people

latest technical standard: 2-LED TV's (Apple TV, Sky Austria, cable TV), B&O sound, modern Bulthaupt kitchen with Gaggenau appliances, laundry machine, dryer, air conditioning

Complimentary: 1 bottle of local wine and local organic grapejuice, soda stream appliance, organic fruit basket and Nespresso (including 10 capsules) as well as basic equipment for breakfast (traditional Austrian or Vegetarian) for your

start, guest slippers, bath amenities, strong hair dryer, towels, robes, bed sheets, storage space ("locker") for your sports equipment  
free parking in front of the house

for additional charge Concierge Services:

extra cleaning per day/per week..., laundry service  
grocery shopping or catering  
transportation or limousine service, rental car service  
English speaking sight seeing tours  
cultural events tickets, guides, day trip packages, language lessons, golf lessons, etc...  
wine tastings, wine & dine experiences  
reliable dogsitting

Pets are welcome for an additional cleaning charge and prior request ist a must!

Brandnew apartment - Built in 2016

Enjoy a warm welcome at fontana-apartment.com where you will receive friendly and personalized service and support. With dedicated ambition and passion the owners and hosts Veronika and Gerhard Eder make this apartment a homey place with charm for your personal short term rental. The Eder-family will be pleased to support you with your needs!

Tranquil Charm Meets Modern Conveniences

You will enjoy a clean and secure environment and a tranquil place to stay only a few minutes away from the city! This apartment is the top destination for suburbanites, foodies, sporty city-slickers, golfers and business guests with discerning tastes. The interior was designed exclusively by the owners with a view to making it a home away from home. Selected contemporary designer furnishings create a modern and comfortable ambiance. Enjoy your quality time on the private terrace that provides sun throughout the entire day (east-south-west exposure). It is the ideal location for those wishing to explore the surroundings of Vienna, the imperial and picturesque city of Baden close to Vienna with its renowned spas- Explore the vineyards, enjoy wine tours or enjoy your favourite sports! The small town of Oberwaltersdorf offers all goods and shops for your daily needs within walking distance (such as supermarket, doctor, pharmacy, hair dresser, restaurant, etc...)

## Equipment & Features

### Basic equipment

- Private parking space
- Washing machine
- TV
- Towels
- Hairdryer
- Private toilet
- Dryer
- Internet/Wifi
- Bedclothes
- Parking space

### Kitchen

- Private kitchen
- Microwave
- Glasses/Tableware
- Dishwasher
- Coffee machine

## Informations

- Smoking not allowed
- Free short-term parking zone
- Pets allowed

## Additional services

- Regular cleaning

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

## Picture gallery



## Location

