



2 ROOM APARTMENT, 1190 VIENNA

## Charming 1 Bedroom well connected apartment

Object number: ALAF1

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Beautiful 1 bedroom apartment with a perfect connection right at the train station, bus and tram, directly next to the private hospital Rudolfinerhaus.

<b>Period</b>	26/06/ - 26/07/2026
<b>Number of persons</b>	2
<b>Total incl. VAT.</b>	€ 2.022,86
<b>Security deposit</b>	€ 1.500,00



### Living space

59m<sup>2</sup>



### Maximum occupancy

2 Persons



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

1 Private bathroom 1 Separated bedroom 1 Living-Sleepingroom



### 3. floor



### Check-in

15:00 - 20:00 Clock



### Check-out

07:30 - 09:00 Clock

## Sleeping options

### Sleeping room



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

### Living & Sleeping



1x Sofa bed (2 persons)

## Descripton of accommodation

The location of the apartment is unbeatable directly at the train, bus and tram station and yet not too noisy. You can reach the city center within 15 minutes even by car, if you don't drive during peak hours. There are sufficient parking spaces outside the house.

The apartment is very close to the typical "Heurigen" in Grinzing or Kahlenberg with a perfect view over the whole city of Vienna.

Your view out of the window is beautiful during each season as your direct neighbors are just trees, especially cherry trees are wonderful during their blossoms.

The apartment is fully furnished with remotely controlled electric window blinds and a floor heating. Some windows also have the fly nets.

The only disadvantage of this apartment is the third floor without an elevator but honestly it also is a nice workout and doesn't bother fit people :)

## Equipment & Features

### Basic equipment

- Internet/Wifi
- Private washing machine
- Bedclothes
- Vacuum cleaner
- TV
- Private dryer
- Private toilet

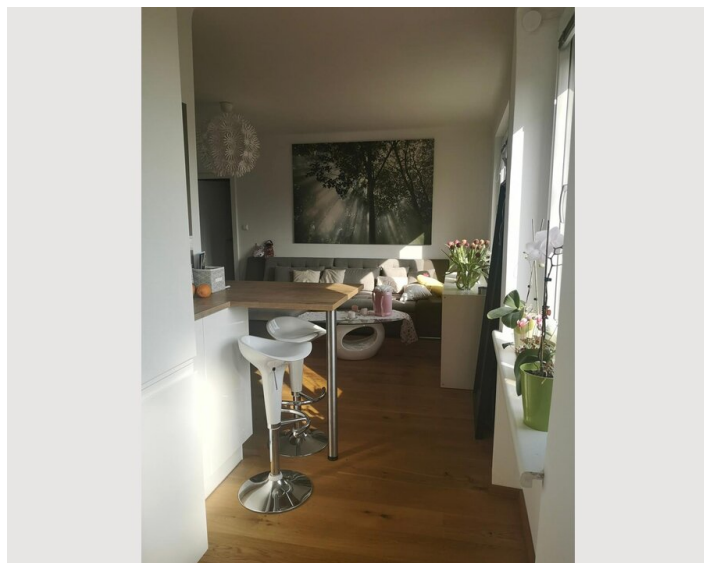
### Kitchen

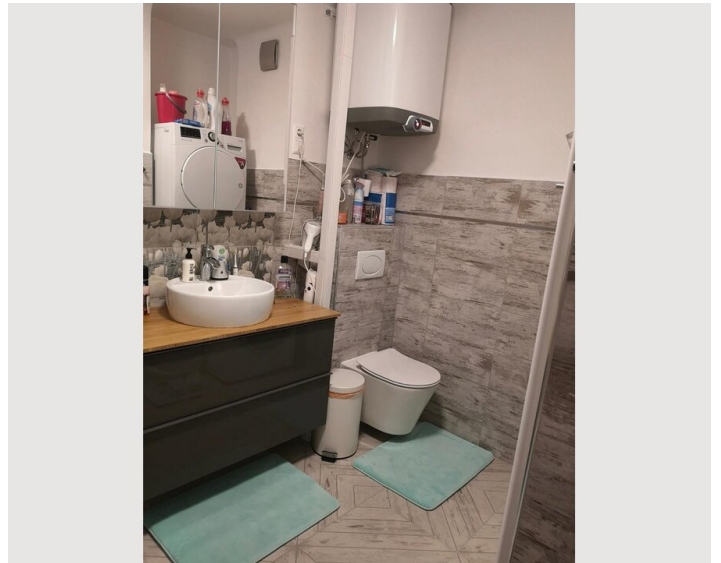
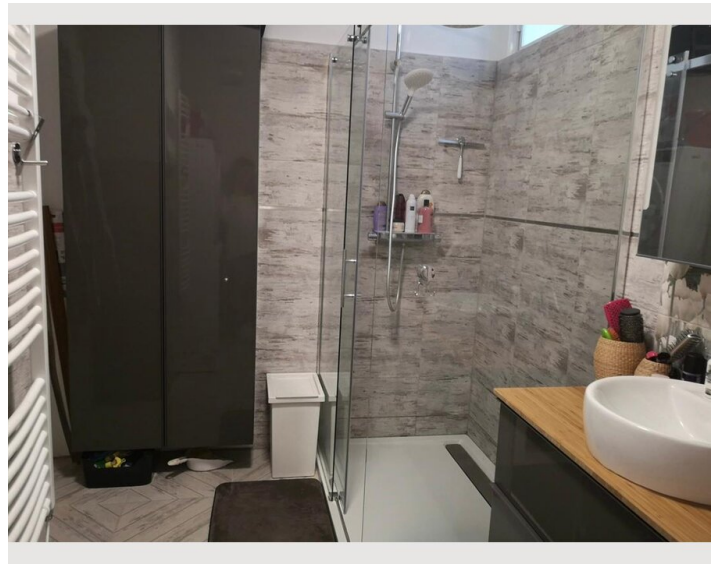
- Private kitchen
- Glasses/Tableware
- Microwave
- Cooking utensils
- Dishwasher

## Informations

- Not suitable for children
- Regular cleaning at extra cost
- Smoking not allowed
- Bicycle room free of charge

## Picture gallery





### Infrastructure

-  S45 in front of the house
-  Bus and tram
-  Billa and Spar Gourmet 5 walking minutes
-  Within 15 min by car or 25 min with public transport
-  Within 30 min by car

Everything is in walking distance, Billa, Spar, DM and Bipa as well as several bakeries and the famous Obkircher market. There are also 2 banks and a McDonalds.

## Location

