

4 ROOM APARTMENT AND MORE, 1220 VIENNA

Big family flat in the 22. District

Object number: HILJ1

View and rent online

Period	24/11/ - 24/12/2026
Number of persons	2
Total incl. VAT.	€ 2.250,68
Security deposit	€ 1.700,00

Helle moderne Familien-Maisonette im 22. Bezirk mit Lichtkuppel. Drei Schlafzimmer, eingerichtet als grosses Schlafzimmer mit Luxus-Boxspringbett, Kinderzimmer und ein B¨üro. Sehr grosser Schrankraum und sehr grosses Bad, geräumigeToilette

Living space
120m²

2. floor
Elevator available

Maximum occupancy
5 Persons

Check-in
08:00 - 23:00 Clock

Complete accommodation
1 Private bathroom 3 Separated bedrooms 1 Living-Sleepingroom

Check-out
08:00 - 23:00 Clock

Sleeping options

Bedroom 1



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

Bedroom 2



1x Single bed

Bedroom 3



1x Sofa bed (2 persons)

Living & Sleeping



1x Sofa bed (2 persons)

Descripiton of accommodation

This spacious apartment is located in a traffic-calmed zone in an exquisite location in the Hirschstetten district of Vienna's 22nd district. There are 17 residential units in the house. The south-facing maisonette is located on the top floor and extends over the second and third floors, with the entrance on the second floor being easily accessible by elevator, which leads directly to the underground car park.

The bright duplex apartment offers 120 m² of living space on two levels. The anteroom leads to the south-facing living area with an open kitchen, large window area and exit to the 12 m2 balcony, where a marquise protects against too much sunlight.

The spacious underground garage can be reached by car via a heated entrance. The house has a full thermal insulation facade, and the apartment has a wooden security door according to ÖN B 5338, plastic insulating glass windows, wooden interior doors, fly screens in the living room and bedroom, an awning on the balcony, continuous beech parquet floors, tiles in the kitchen and wet rooms and an electrically controlled light dome in the stair area. The DAN kitchen with AEG and Siemens appliances features an electric cooker with ceramic hob and oven, a fridge-freezer combination, a brand-new dishwasher and a built-in microwave. There is also a spacious room on this floor with a toilet, sink and washing machine connection. An extra partitioned area offers storage space for vacuum cleaners, cleaning agents and the like.

The light dome, which can be opened electrically, illuminates the staircase to the upper level. From the central anteroom you can reach three rooms with skylights and the bathroom with toilet. A spacious closet room with built-in closet elements can be entered from the room on the north-east side.

In a 3-minute walk you can reach the Hirschstettner bathing pond, one of many natural bathing spots in the 22nd district. A park surrounds the pond with excellent water quality, where there is a children's play area, a beach volleyball court, toilet facilities and clearly marked dog zones. Shops for daily needs can be found within walking distance. The Donauzentrum, the Kagran business park and the Stadlau business park are in the immediate vicinity. Kindergartens and schools are within walking distance.

Equipment & Features

Basic equipment

- Balcony
- Internet/Wifi
- Printer
- Community washing machine
- Bedclothes
- Private toilet
- Vacuum cleaner
- Cleaning utensils
- Garden sharing
- Music system/docking station
- Private washing machine
- Community dryer
- Towels
- Garage
- Iron & ironing board
- Hairdryer

First supply

- Toilet paper

Kitchen

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

Informations

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

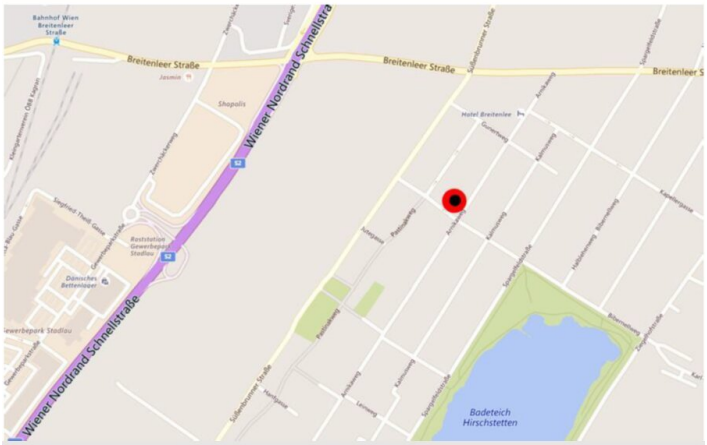
Picture gallery



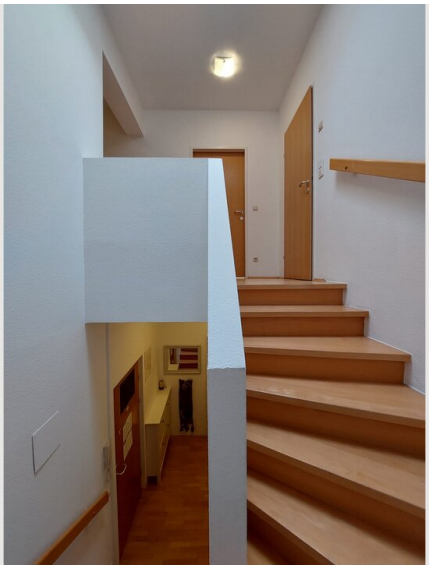


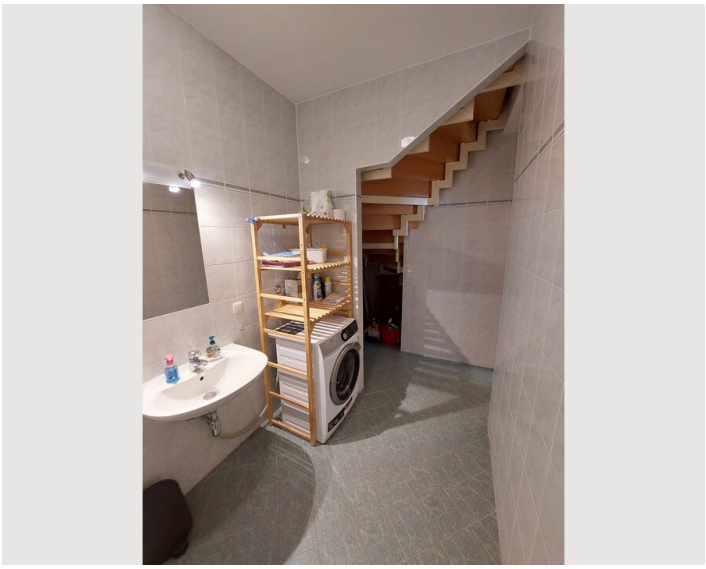


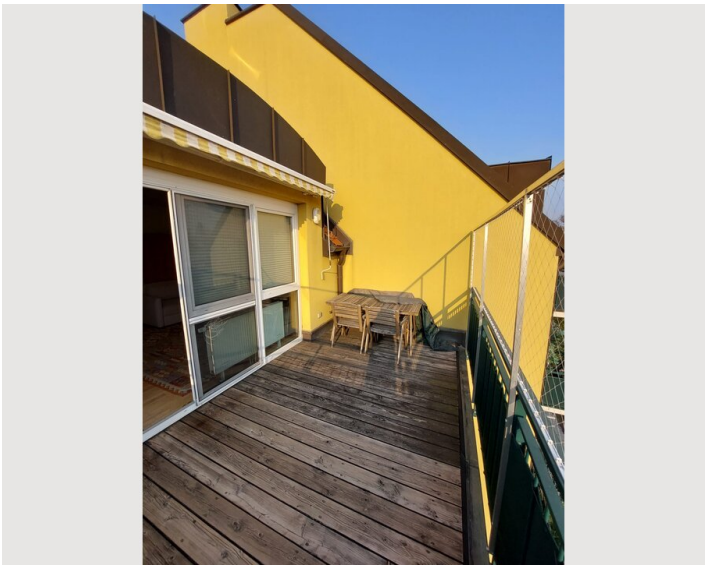


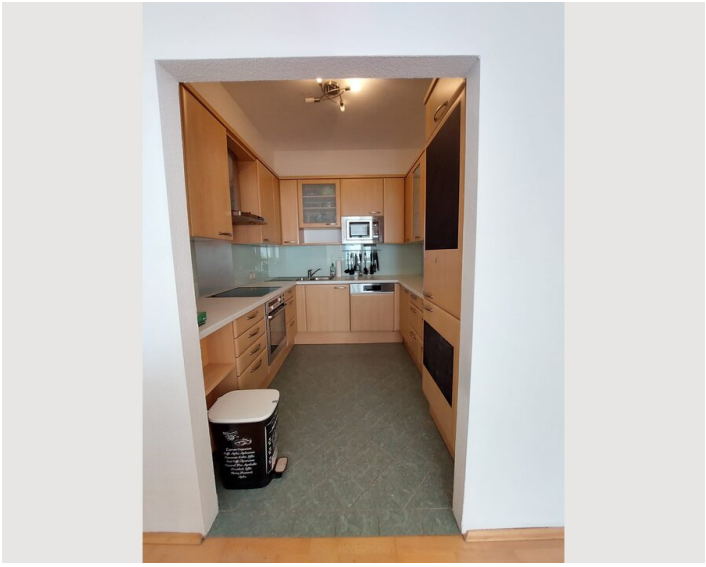

Breitenleer Straße
Breitenleer Straße
Wiener Nordrand Schnellstra
Wiener Nordrand Schnellstraße
Badeteich Hirschstetten

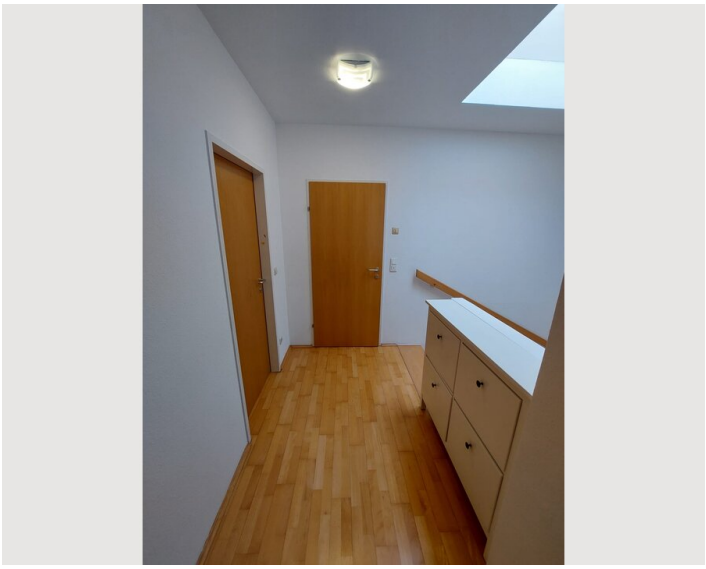


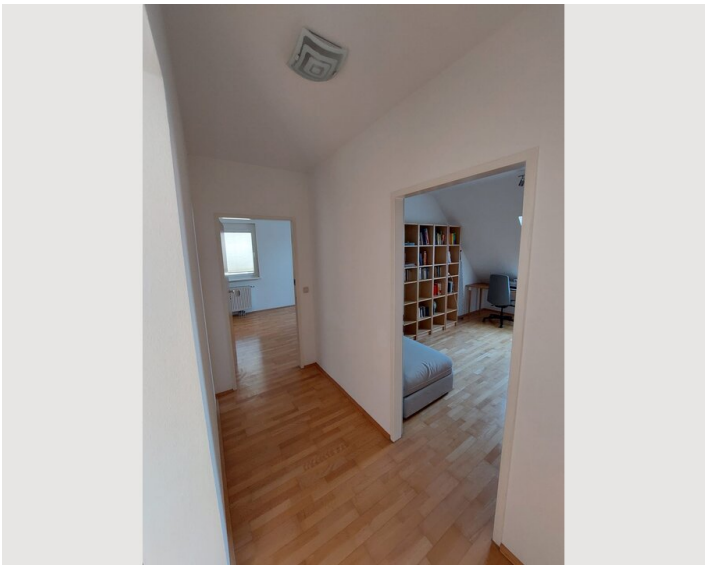


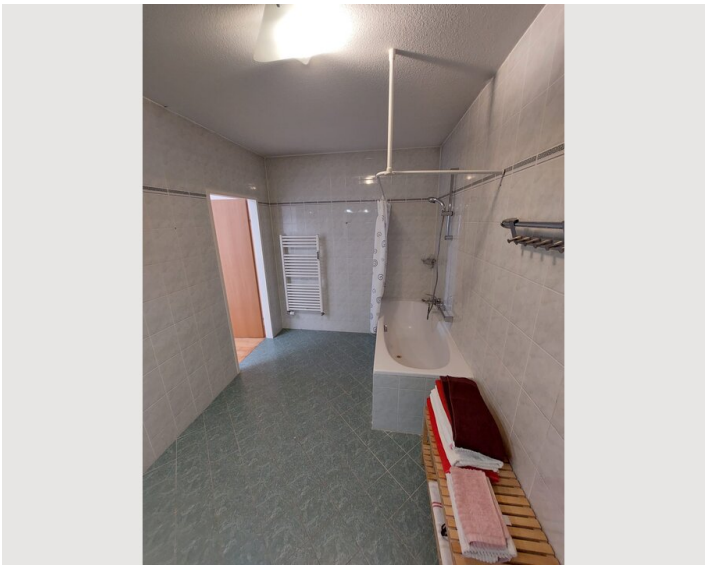














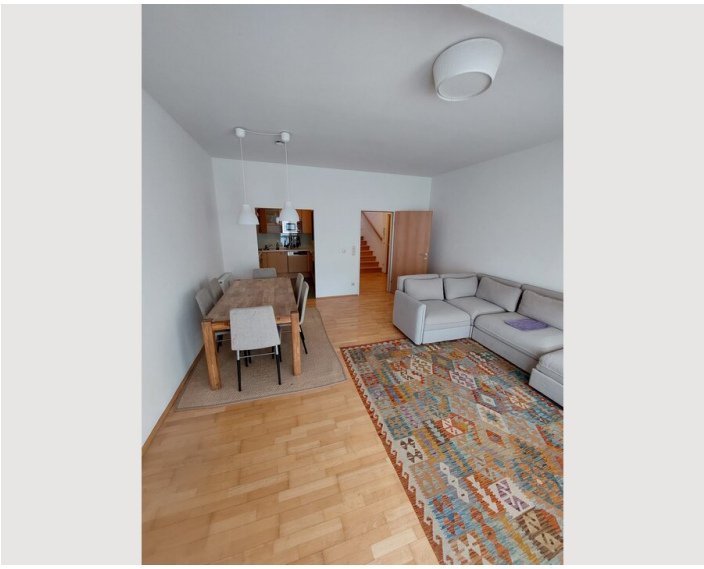












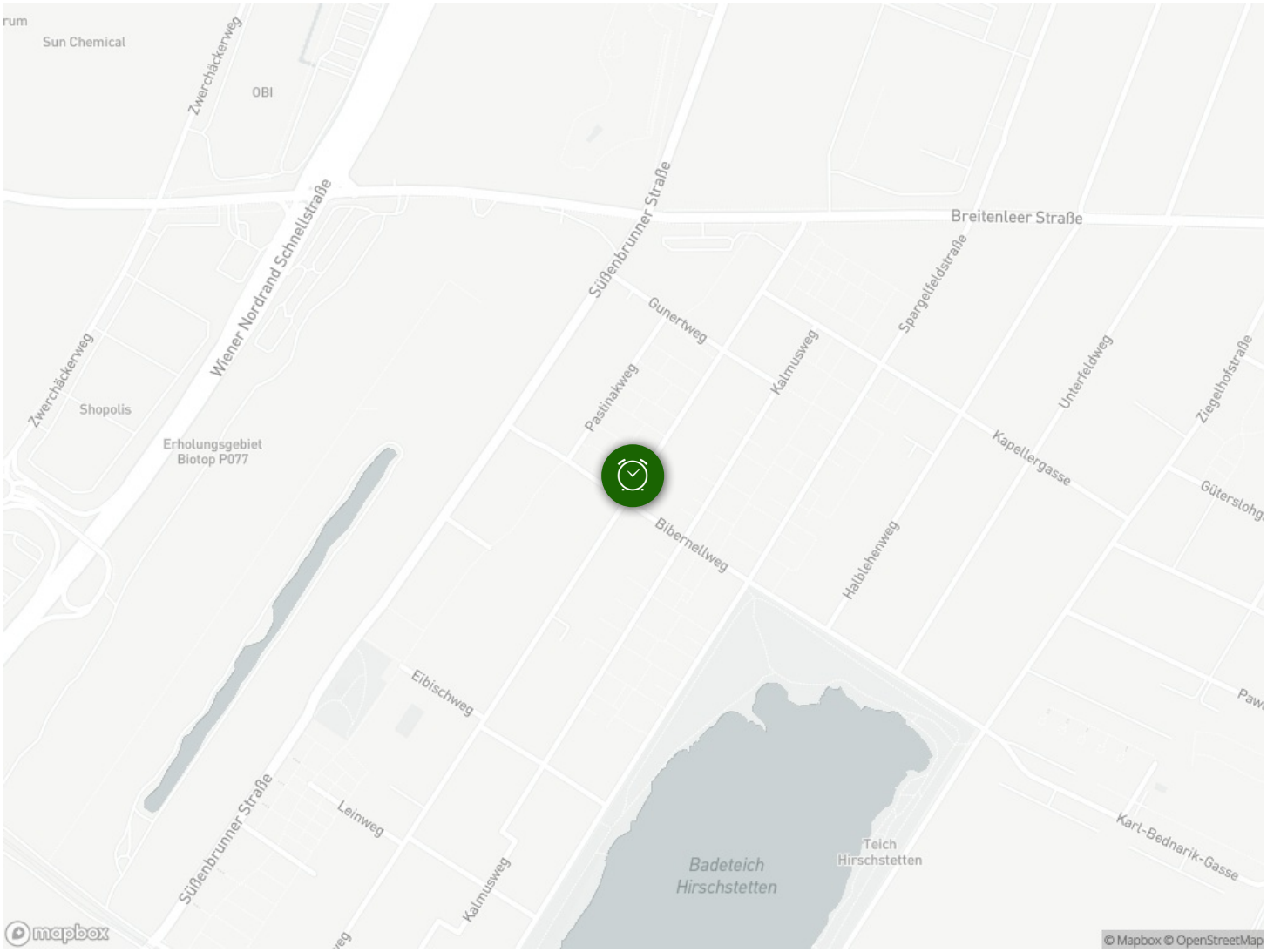
Infrastructure

in front of the building, bus 86A, 1 min walking distance

at the end of the street, 241A, 4 min walk

- Billa supermarket 4 min walk
- Pharmacy 3 min walk
- Kindergarten, three different ones in max. 4 minutes walk
- Elementary school 4 min walk
- Bathing pond with large playground 4 min walk
- Hirschstetten flower gardens 10 min walk
- "Motorikpark" 10 min walk

Location


Sun Chemical
OBI
Zwerchäckerweg
Wiener Nordrand Schnellstraße
Süßenbrunner Straße
Breitenleer Straße
Gunertweg
Spargelfeldstraße
Kalmusweg
Pastinakweg
Unterfeldweg
Ziegelhofstraße
Shopolis
Erholungsgebiet
Biotop P077
Kapellergasse
Bibernellweg
Halblehenweg
Eibischweg
Leinweg
Badeteich
Hirschstetten
Teich
Hirschstetten
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