



3 ROOM APARTMENT, 1110 VIENNA

## Penthouse apartment with 3 rooms in quiet location

Object number: SEYM1

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<b>Period</b>	29/05/ - 29/06/2025
<b>Number of persons</b>	2
<b>Total incl. VAT.</b>	€ 2.445,94
<b>Security deposit</b>	€ 1.900,00

The modern furnished duplex apartment has a surface of 93 m<sup>2</sup> and includes 2 bedrooms, 2 bathrooms and 2 terraces. It's located in the 11th district, close to public transport and shops for daily needs.



### Living space

93m<sup>2</sup>



### Maximum occupancy

4 Persons



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

2 private bathrooms 2 Separated bedrooms



### 6. floor

Elevator available



### Check-in

13:00 - 20:00 Clock



### Check-out

05:00 - 11:00 Clock

## Sleeping options

### Bedroom 1



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

### Bedroom 2



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

## Descripton of accommodation

The modern furnished duplex apartment has a surface of 93 m<sup>2</sup>. It includes 2 bedrooms, 2 separate bathrooms, a big living room with open kitchen and 2 terraces. One is faced to the East, the other one to the West to enjoy beautiful sunrises and sunsets. The 2-story apartment is located in a quiet area in the 11th district close to public transport (underground, tram, train and bus) and shops for daily needs (supermarkets, pharmacy, drug stores, doctors, gym, etc.). Next to the residential building there is a small park and the recreation area Prater can be reached within 15 minutes by bike—thus a great route for running.

## Equipment features



### Basic equipment

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



### First supply

- Toilet paper
- 



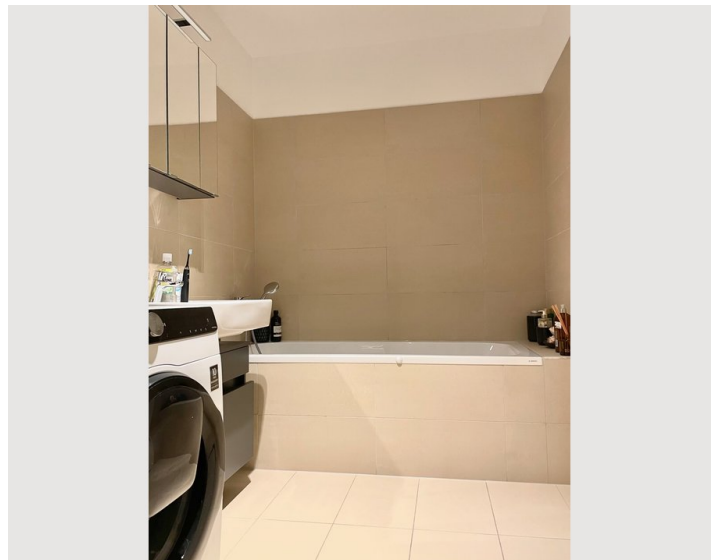
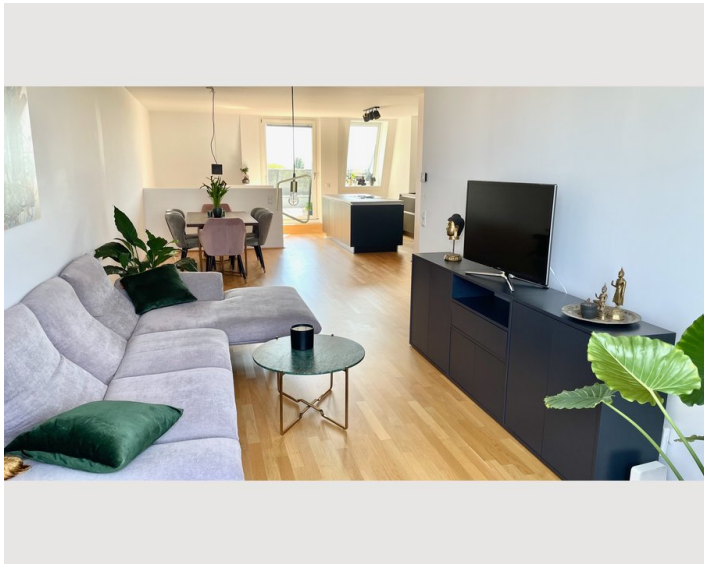
### Kitchen

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

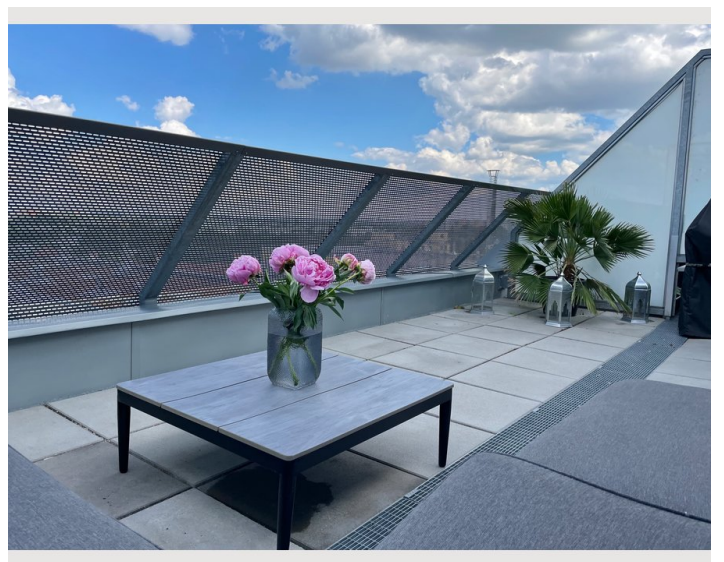
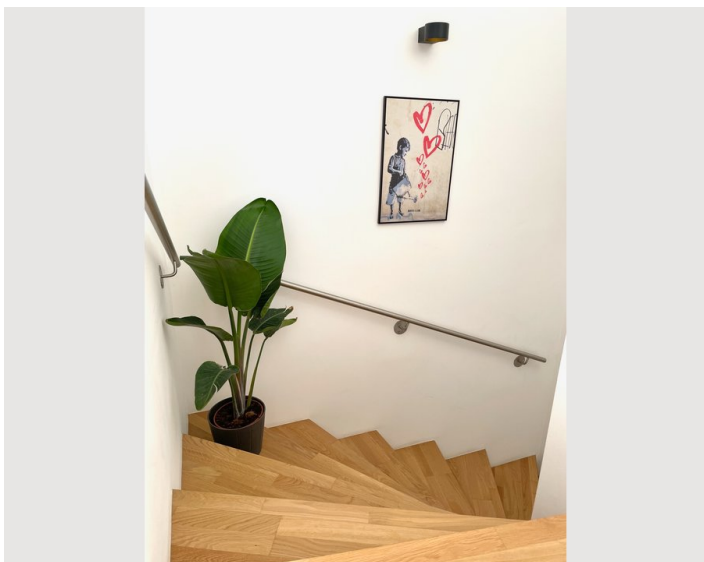
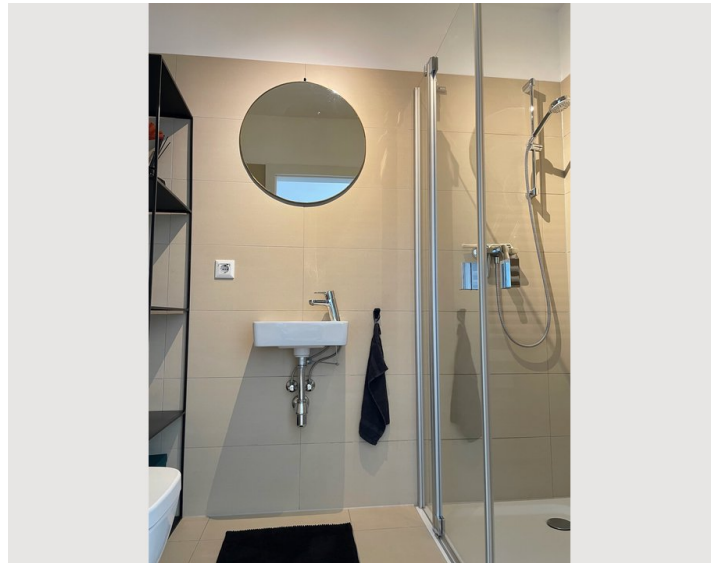
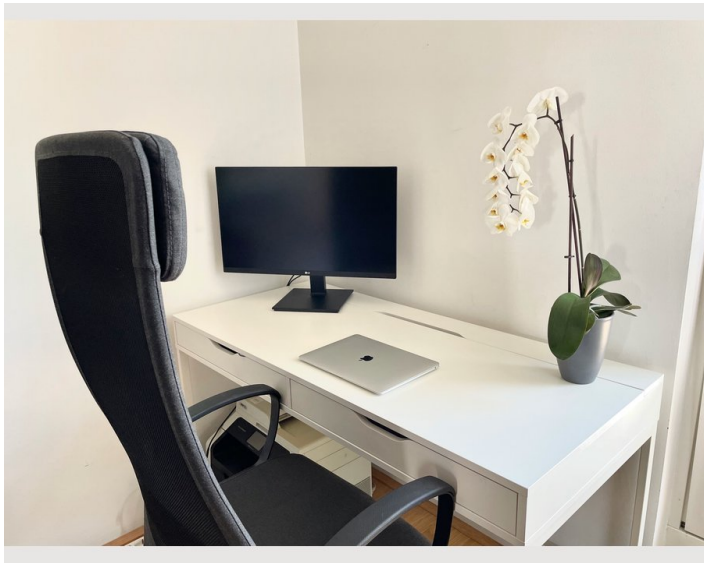
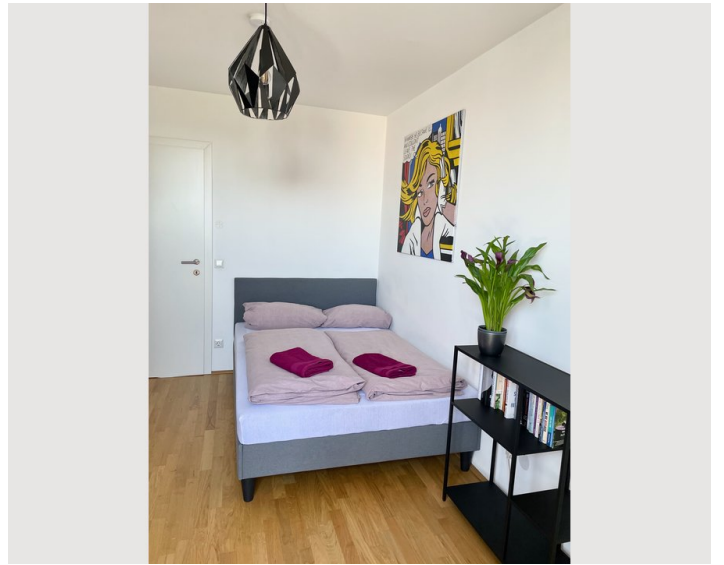
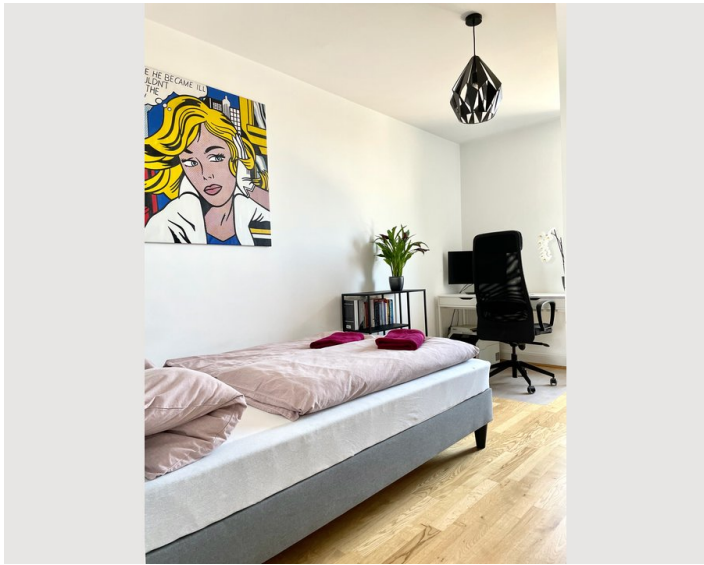
## Informations

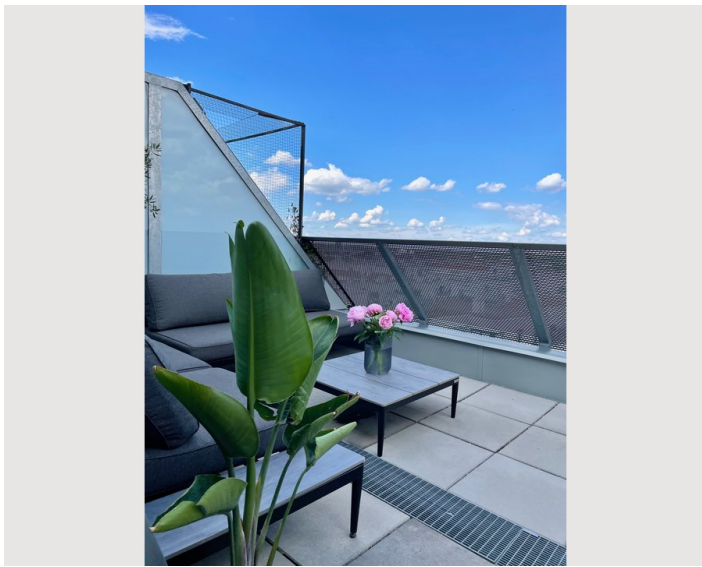
- Smoking not allowed
- Desk/Workplace
- Bicycle room free of charge
- Short-term parking zone subject to a charge
- Pets forbidden

## Picture gallery












### Infrastructure

 8 minutes by walk (Enkplatz) - underground, tram & bus

 10 minutes by walk (Simmering or Geiselbergstraße) - train

 35 minutes with train S7 (incl. walking)

 15 minutes with taxi/Uber/Bolt

 Billa Plus, Billa, Lidl, Hofer, Penny

 25 minutes with underground U3 (incl. walking)

You can reach the next supermarket (Billa Plus) and pharmacy in 5 minutes by walk. The shopping centre "Einkaufszentrum Simmering" is 7 minutes away. There you can find drug stores, hairdressers, fashion stores and much more.

The underground station "Enkplatz" is 7 minutes away by walk. From there you can take the U3 to get to the city centre. You arrive at St. Stephans Cathedral within 12 minutes. The train station "Simmering" is located 10 minutes away from the apartment by foot. Take the train S 80 or other regional trains to reach the central station within 5 minutes.

If you come from the airport you can take the train S7 and get off at the station "Geiselbergerstraße". The journey takes 17 minutes. From there you can walk to the apartment within 15 minutes.

Location

