



3 ROOM APARTMENT, 1190 VIENNA

## Near the vineyards and yet central, green and quiet apartment, Nusswaldgasse

Object number: QDEQ1

[View and rent online](#)

Beautiful, quiet and central 3 room apartment with a large terrace and shared garden. Close to the vineyards and wine taverns, yet very central with a perfect infrastructure. No car necessary. Wellness factor included thanks to the green surroundings

<b>Period</b>	09/12/2025 - 09/01/2026
<b>Number of persons</b>	2
<b>Total incl. VAT.</b>	€ 3.096,14
<b>Security deposit</b>	€ 2.200,00



### Living space

97m<sup>2</sup>



### Maximum occupancy

5 Persons



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

1 Private bathroom 2 Separated bedrooms



### Ground floor



### Check-in

08:00 - 21:00 Clock



### Check-out

08:00 - 21:00 Clock

## Sleeping options

### Bedroom 1



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

### Bedroom 2



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



1x Single bed



1x Children/baby bed

## Descripton of accommodation

Sunny apartment in the best location in Vienna (19th district, embassy district, central). Lines 37, 38, 10a, 39a and S45 can be reached on foot in a few minutes. 15 minutes to the city and 15 minutes to the most beautiful wine taverns and vineyards. Community garden can be shared. The apartment consists of a large kitchen-living room (40m<sup>2</sup>), a bathroom with a window and 2 bedrooms. Bicycles can be parked in the bicycle room. Shops within walking distance, shopping center (Q19) in 2 bus stops.

## Equipment & Features



### Basic equipment

- Balcony
  - Garden sharing
  - TV
  - Community washing machine
  - Towels
  - Vacuum cleaner
  - Cleaning utensils
  - Terrace
  - Internet/Wifi
  - Private washing machine
  - Bedclothes
  - Private toilet
  - Iron & ironing board
  - Hairdryer
- 



### First supply

- Toilet paper
  - Soap
  - Fridge filling on request
  - shampoo
  - Nespresso capsules
- 



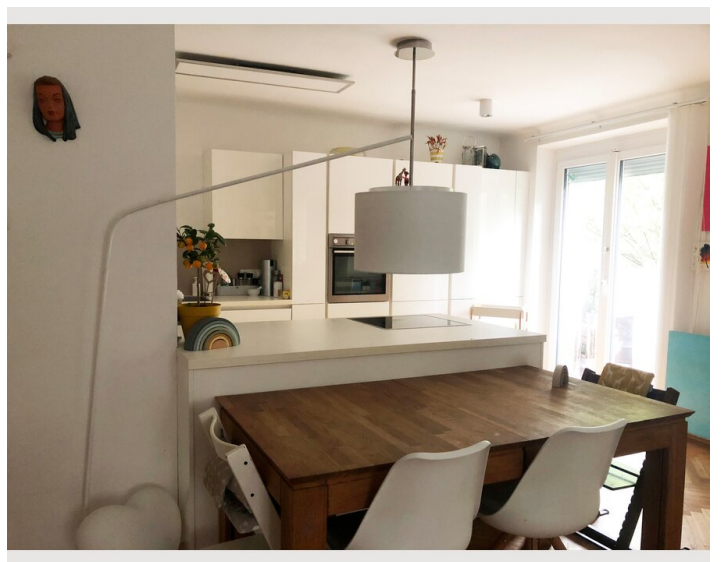
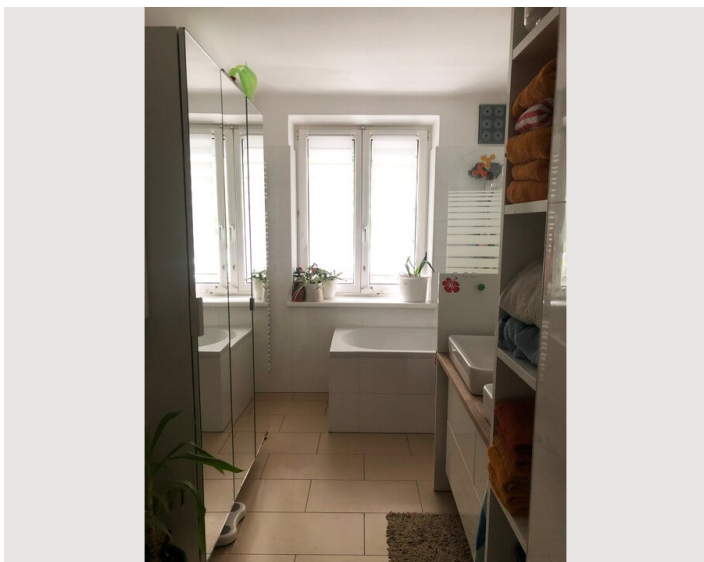
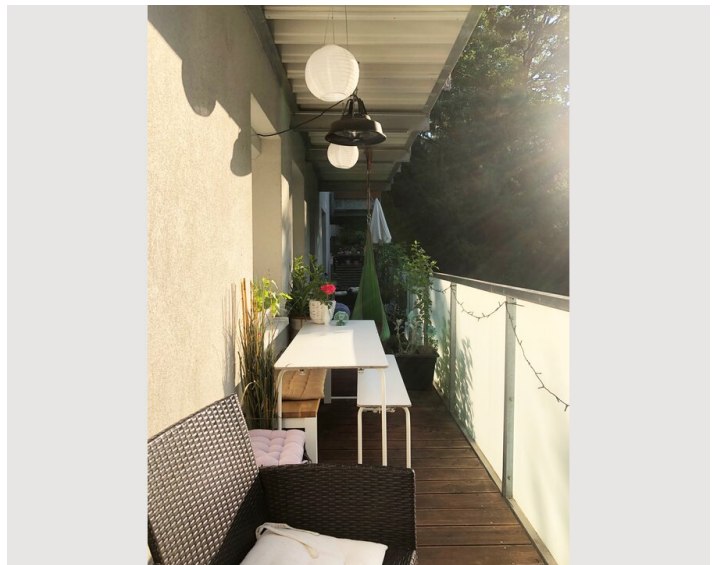
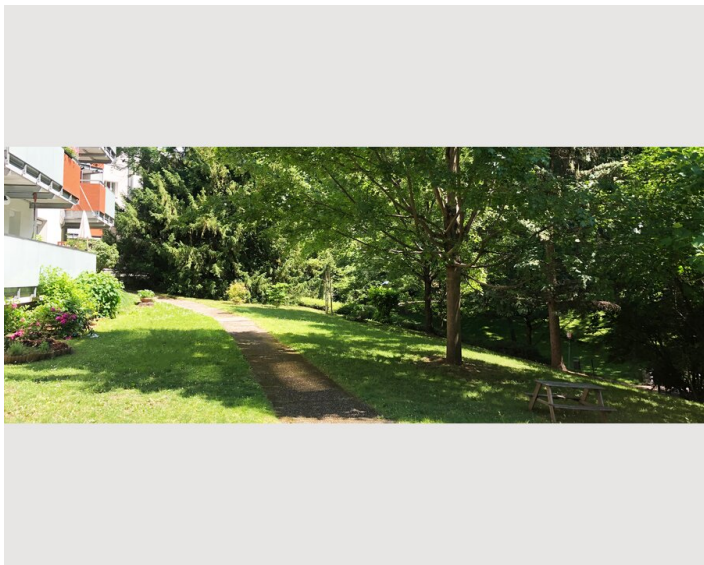
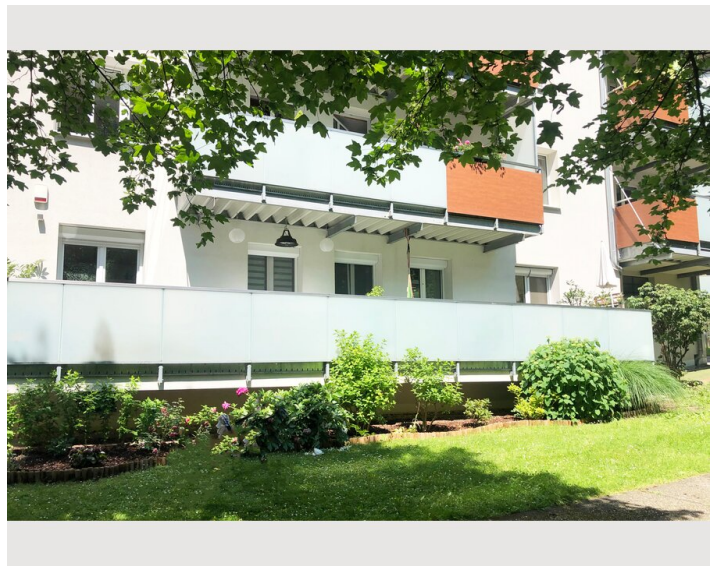
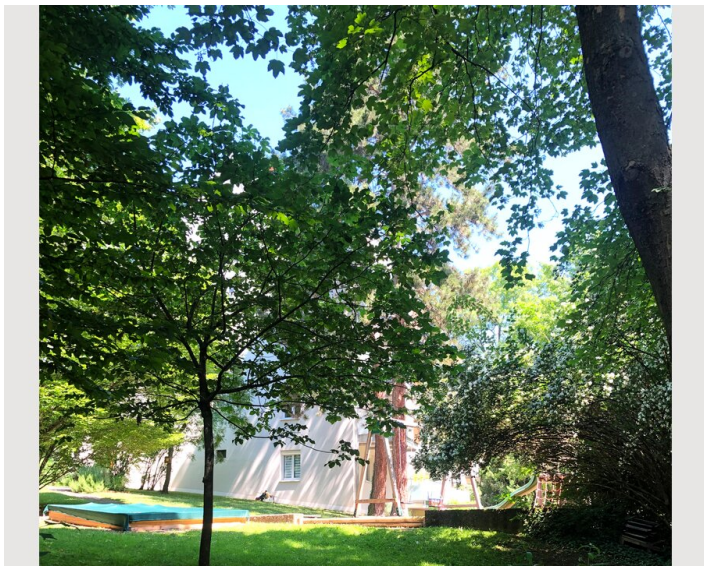
### Kitchen

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

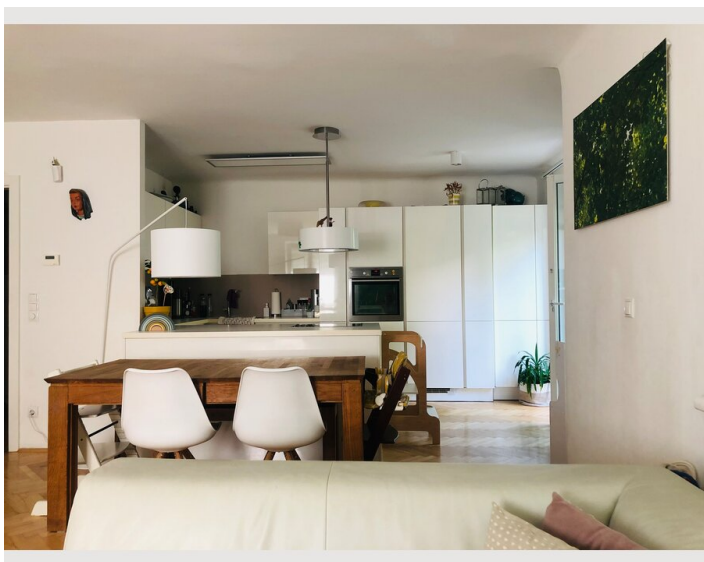
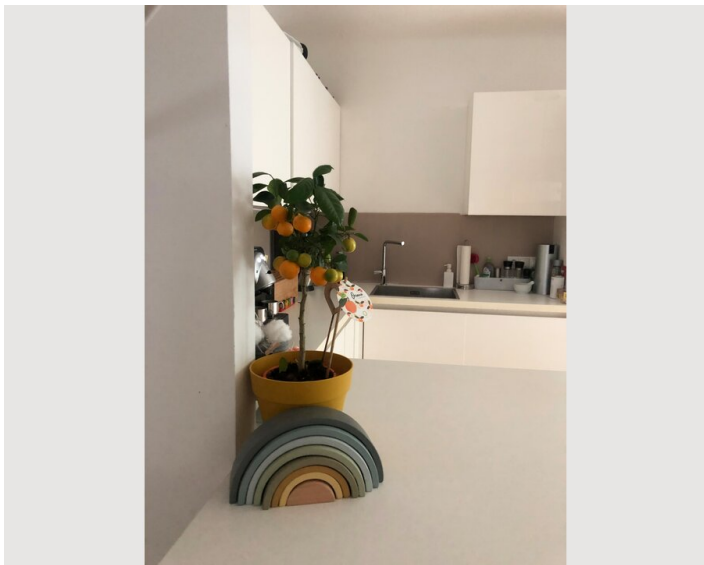
## Informations

- Suitable for children
- Desk/Workplace
- Pets on request
- Bicycle room free of charge
- Short-term parking zone subject to a charge
- Private entrance
- Regular cleaning at extra cost

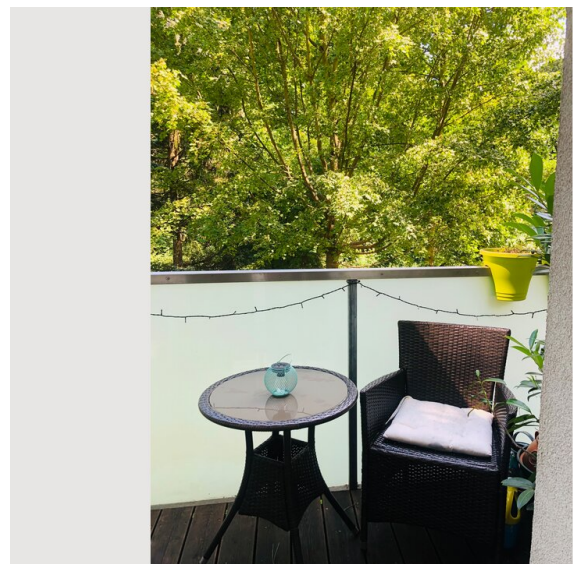
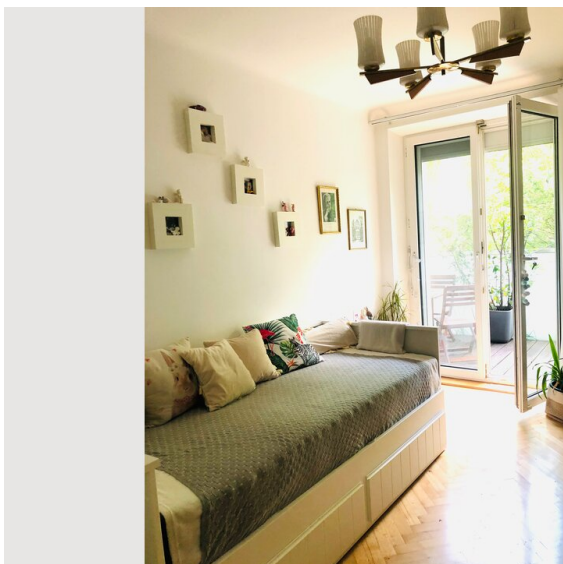
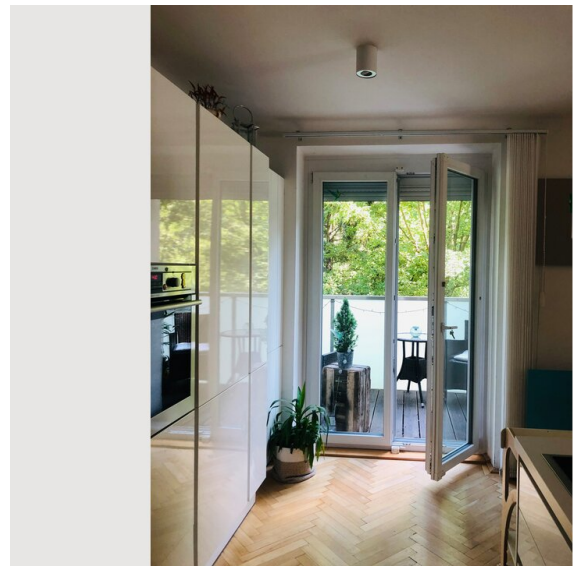
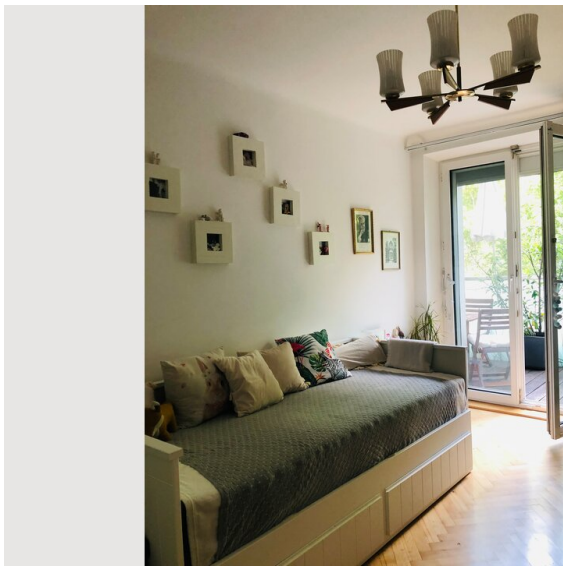
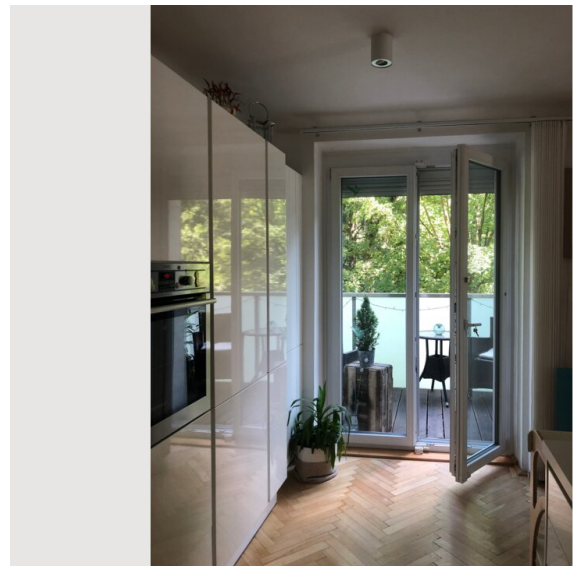
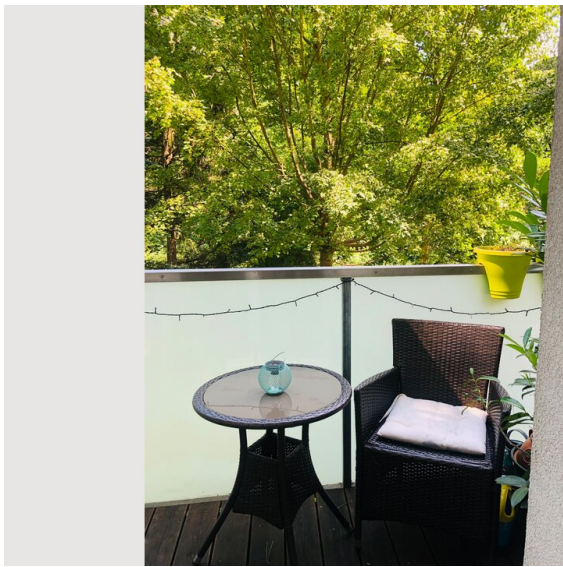
## Picture gallery



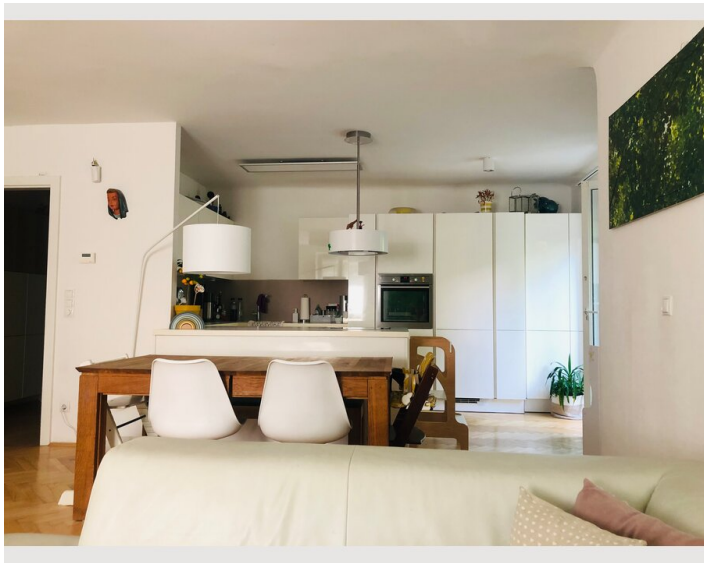
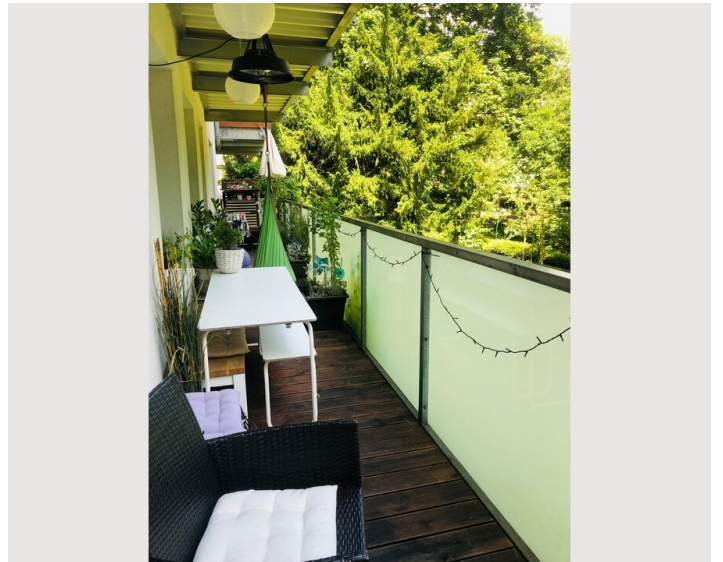
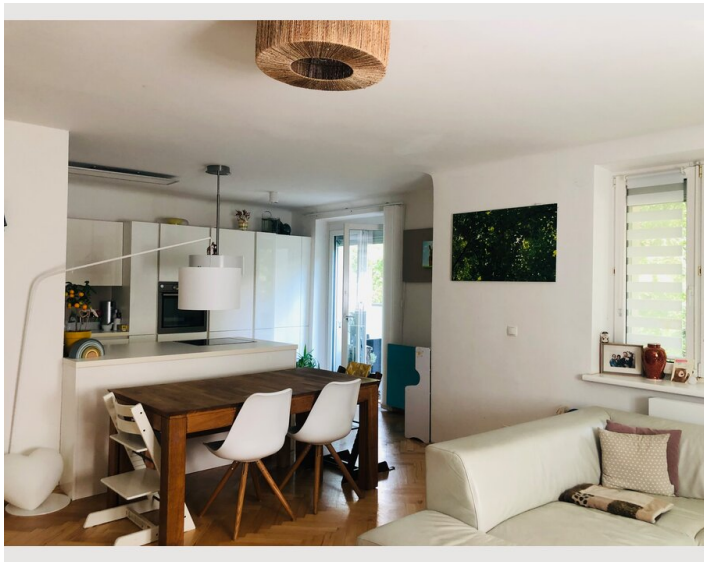












## Infrastructure

🕒 15 min by tram

🚆 40 min by train or taxi

🚶 5 min by feet

🚗 5 min by feet

🚏 25 min bus, metro

The apartment is perfectly located. Close to the city with full infrastructure. Green, in beautiful surroundings. Numerous leisure activities in the vicinity. Heurige in the nearby vineyards, but also numerous shopping opportunities in the immediate vicinity. All doctors and pharmacies are easy and quick to reach.

## Location

