



2 ROOM APARTMENT, 1020 VIENNA

Premium City Apartment with Balcony in a quiet luxury Art Nouveau Building in the heart of Vienna

Object number: LSDT1

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PREMIUM CITY-APARTMENT with south balcony in a quiet Art Nouveau Building in the heart of Vienna

| | |
|--------------------------|----------------------------|
| Period | 09/12/2025 - 09/01/2026 |
| Number of persons | 2 |
| Total incl. VAT. | € 2.081,56 |
| Security deposit | € 1.600,00 |



Living space

46m²



Maximum occupancy

2 Persons



Complete accommodation [?]

1 Private bathroom 1 Separated bedroom



3. floor

Elevator available



Check-in

14:00 - 19:00 Clock



Check-out

10:00 - 12:00 Clock

Sleeping options

Sleeping room



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

Descripton of accommodation

In the immediate vicinity of the City Center of Vienna, a beautiful and absolutely quiet two-room apartment with a south-facing balcony is offered in a luxuriously renovated Art Nouveau building.■■

It's so quiet because it is located in a small, little frequented side street of Praterstrasse right next to the Danube Canal. In addition, the apartment is not located in the front building adjacent to the street, but lies in the building in the inner courtyard.

And opposite the residential address you even find a small park - the Vesa Canetti Park.

Directly around the corner you are right on the Danube Canal with its wonderful leisure facilities such as a ship with big pool lying in the Donau Canal, on each side of which you have many small bistros and cafés. Very close you find the John Harris Fitness Center, and the Aspern Bridge, over which you can quickly get to the wellknown Ring-Strasse in the 1st District, where Vienna's most famous Grand Hotels are located.

The second district (also called "Mazzes Island" from the Viennese), on whose direct border with the 1st district this Premier City Apartment is located, has in fact become the hot spot of Vienna in recent years, not only for its lively young scene, but also for its proximity to the Augarten Park and the Prater meadows.

Besides, the apartment itself has everything a tenant could wish for: Style, comfort, tranquility, light and sun coming from the quiet south-facing balcony, and high-quality furnishings with pretty details.

This exclusive two-bedroom City apartment is a perfect melange for those who want to live in a beautiful place with flair in Vienna's Inner City.

Ferdinandstrasse 17:

A very nice and quiet 2 room City Apartment on the 3rd floor of a luxury renovated style building in Vienna's Inner City, with open plan kitchen/living room and south facing balcony, partly surrounded by a goddess tree.

Equipment and special features: ■■

- Room heights of 3.30 meters
- parquet floors made of oak from High Level designers, sorted, edged and brushed.■
- French windows with thermal and sound insulation glazing■
- Interior blinds in all windows and balcony doors
- underfloor heating
- security entrance door of resistance class II■
- spacious balcony accessible from both rooms
- high-quality tiles by Marazzi Sistem N in the bathroom and separate WC
- all fittings from Steinberg bathtub/shower
- camera intercom
- digital door opener

Fully furnished with high quality furniture, pillows, lamps, curtains, carpets and Smart TV with mobile internet, as well as new kitchen appliances, AEG washer-dryer, deco and 3 genuine artworks

A garage parking space in the area is available for rent.

Highlights in the neighborhood:

Café Ansari, Restaurant Mochi, Restaurant Ramasuri, Restaurant El Gaucho in the Stilwerk-Building, as well as Le Loft Bar in the upper floor of the skyscraper Hotel Sofitel, Restaurant Neni at the river, Tel Aviv Beach bistros on the Danube Channel, Café Motto at the river, Beach Bar Herrmann, Café Balthazar, Supersense - and many more gastronomic highlights invite you to enjoy.

The Danube Channel, Augarten, Prater Park, Danube Island & Old Danube, and Stadtpark are perfect for strolling or exercising in the greenery, just to name a few of the many possibilities of this location.

Equipment & Features



Basic equipment

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



First supply

- Toilet paper
- Soap
- shampoo
- Nespresso capsules



Kitchen

- Private kitchen
- Glasses/Tableware
- Dishwasher
- Steam cooker
- Cooking utensils
- Espresso machine
- Microwave

Informations

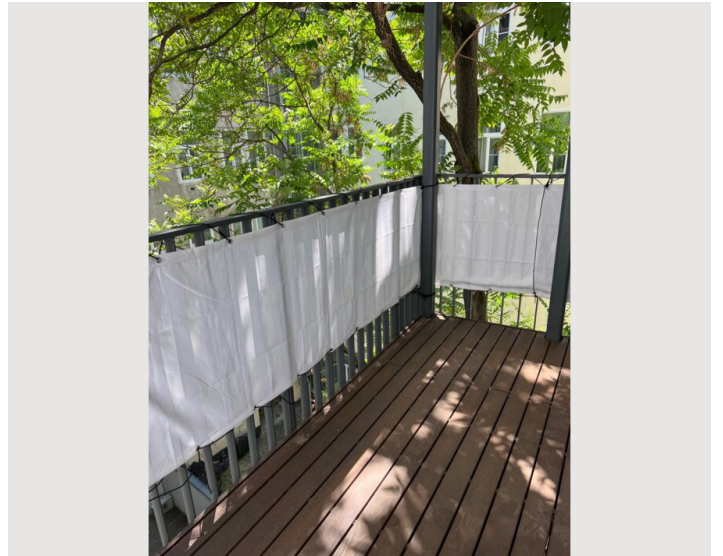
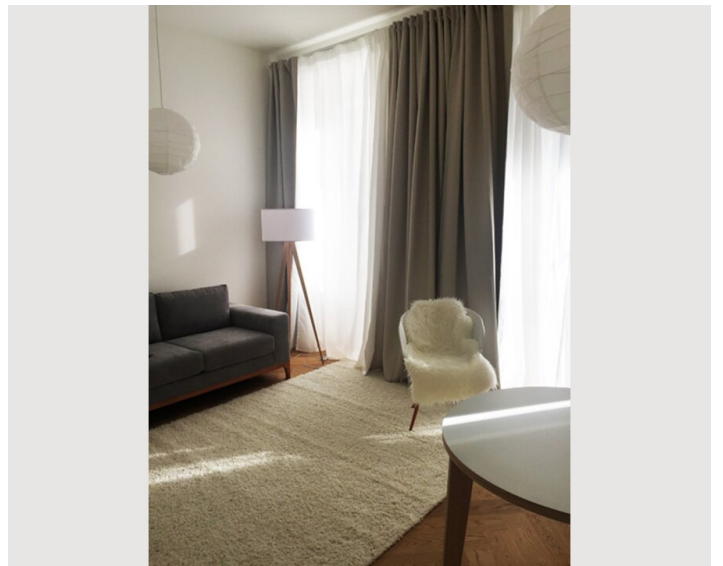
- Smoking not allowed
- Desk/Workplace
- Pets forbidden
- Bicycle room free of charge
- Short-term parking zone subject to a charge
- Private entrance
- Regular cleaning at extra cost

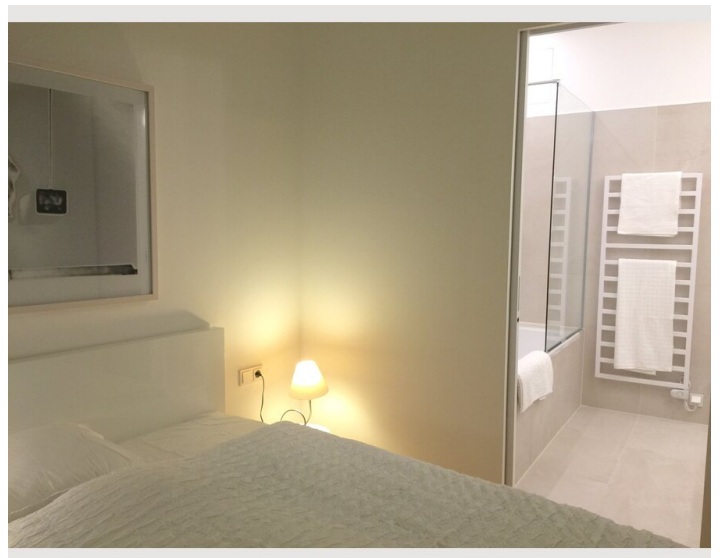
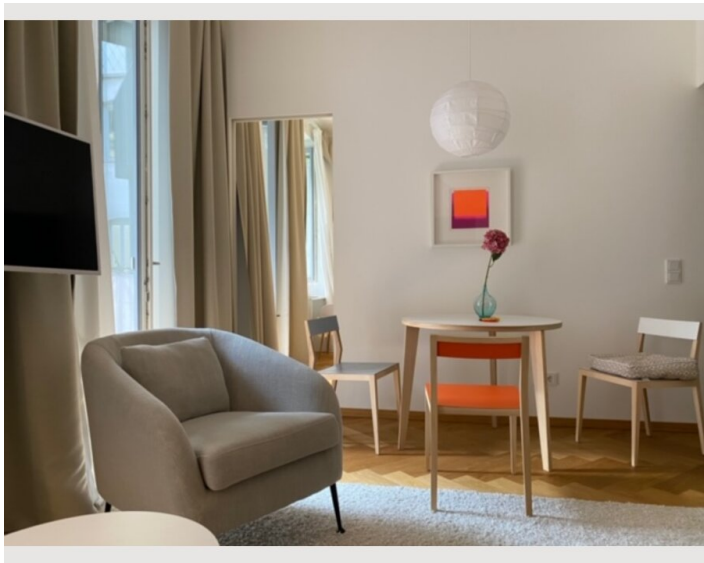
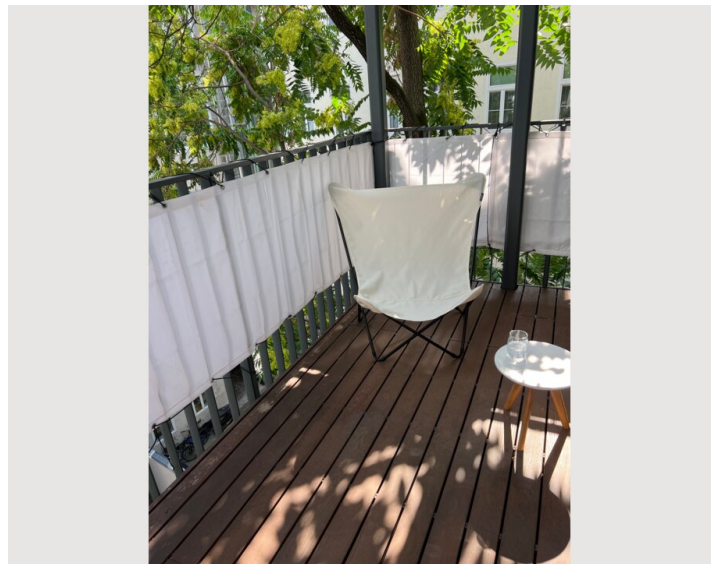
Additional services

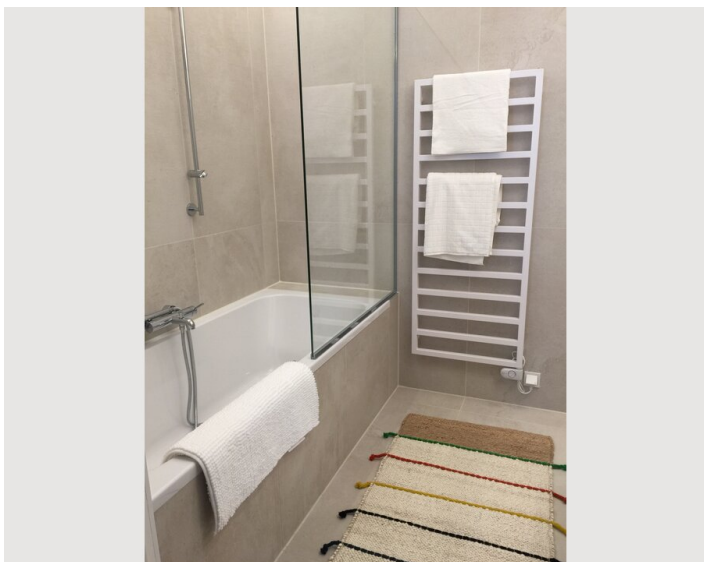
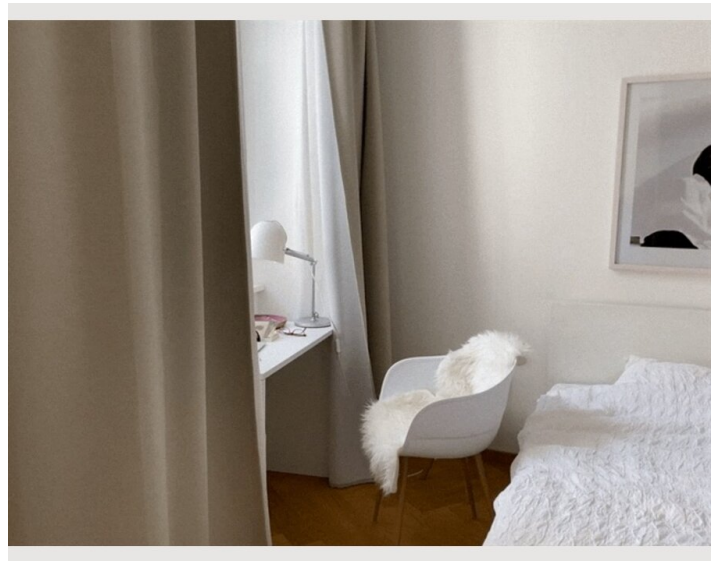
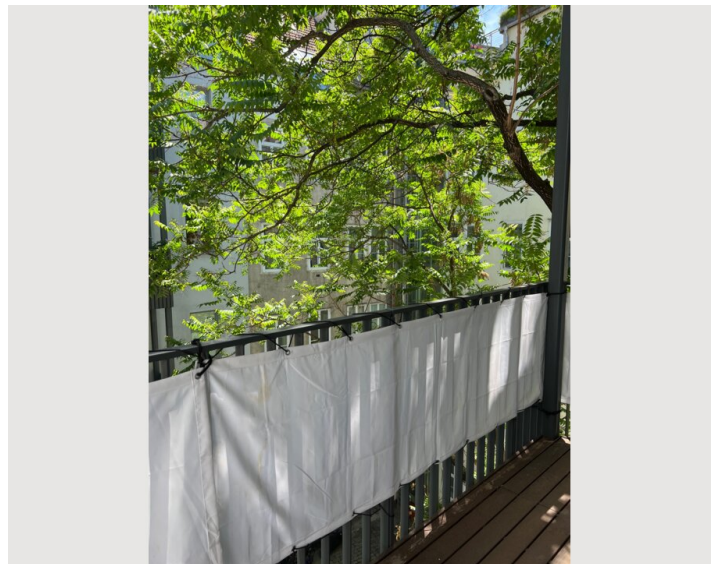
- Floor-Heating System (€ 0,00)
- Deck chair (€ 0,00)
- Interior-blinds in all windows and the 2 balcony doors (€ 0,00)
- Cellar 5 qm (€ 0,00)
- barrier-free (€ 0,00)

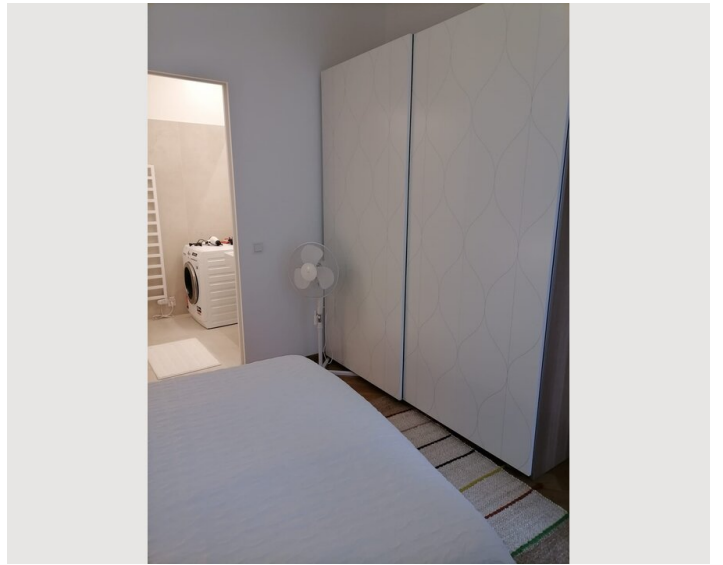
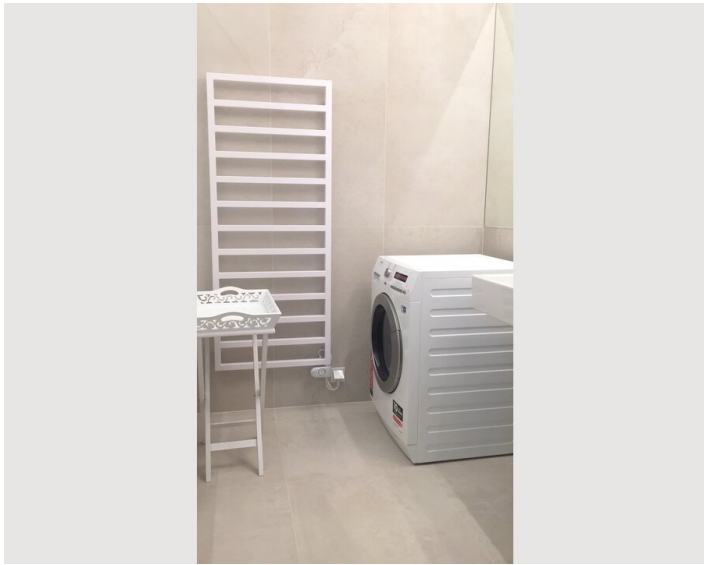
All prices are gross per month - billing is done directly with the lessor.

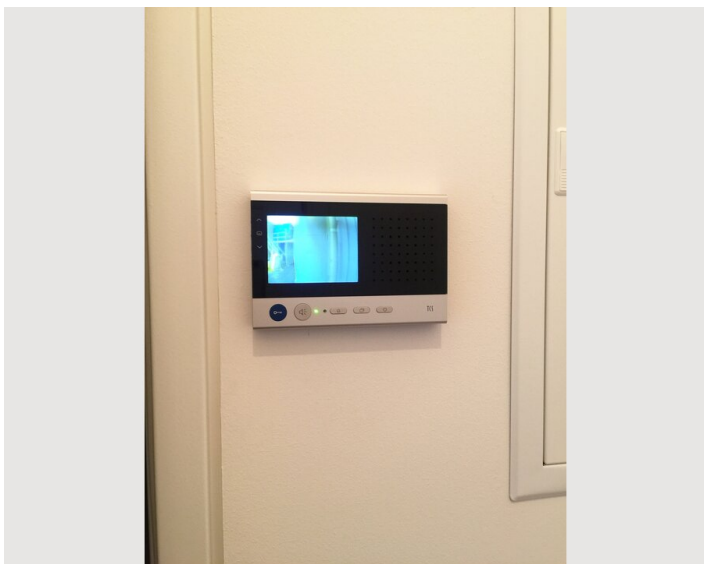
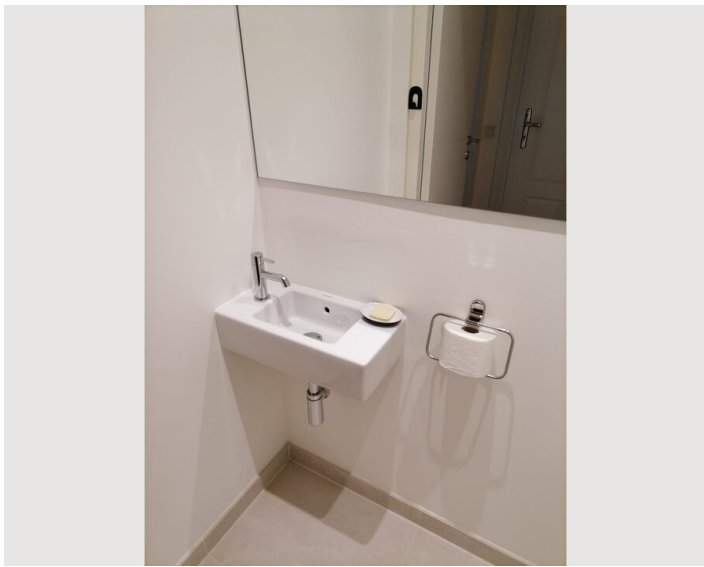
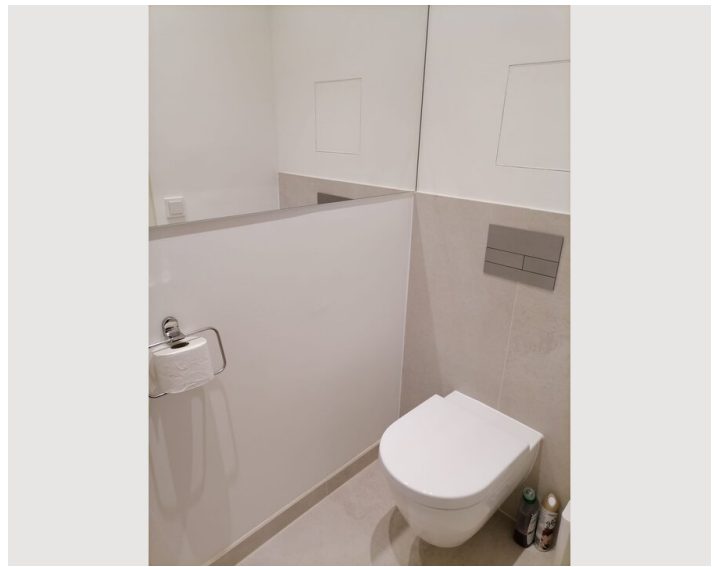
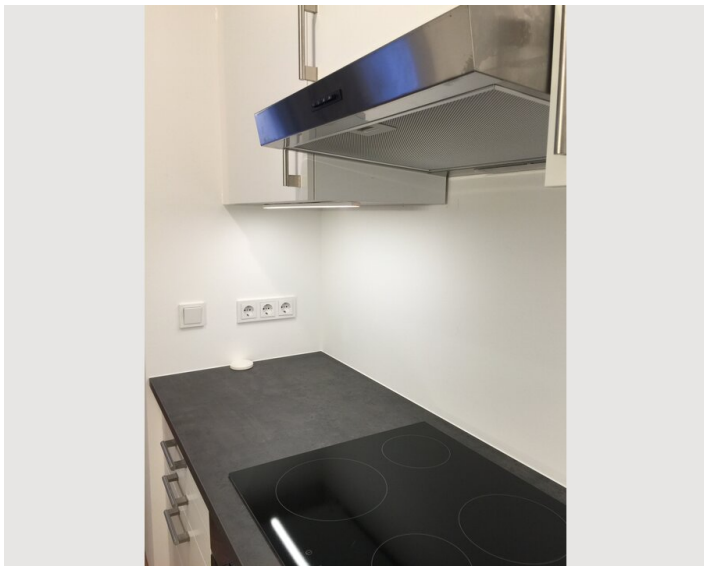
Picture gallery

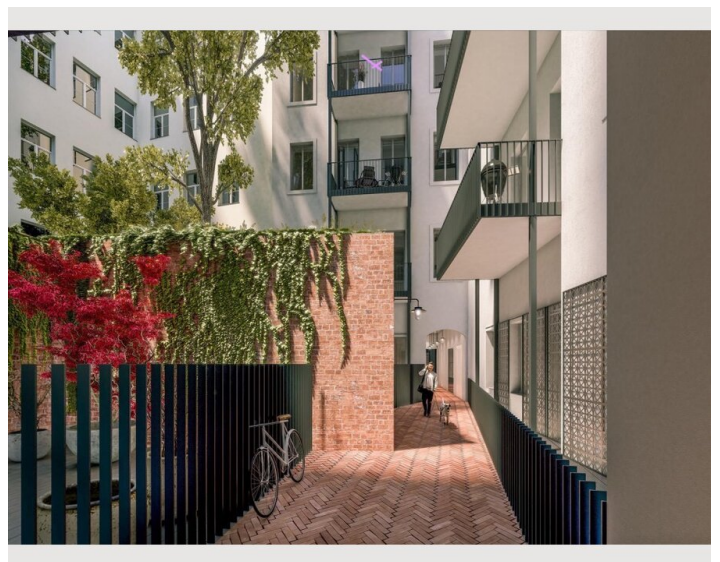
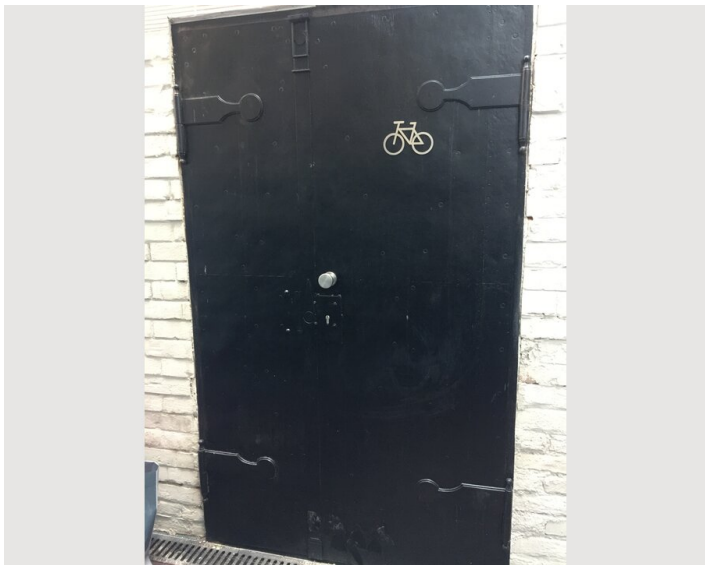


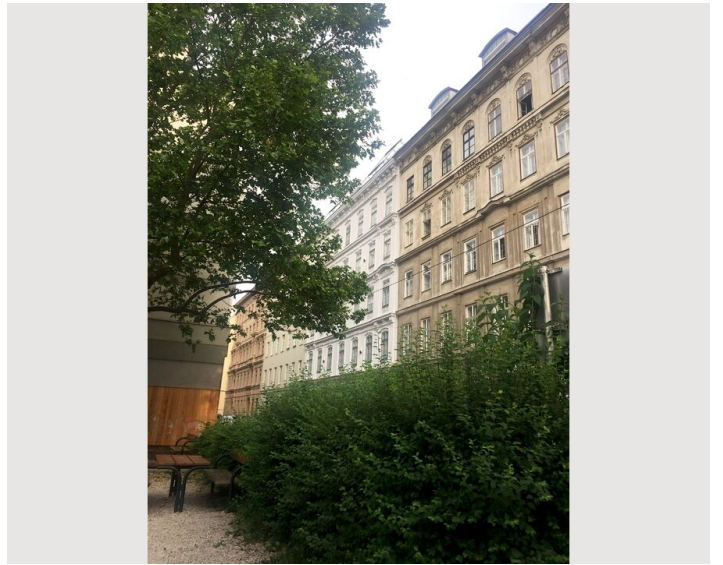


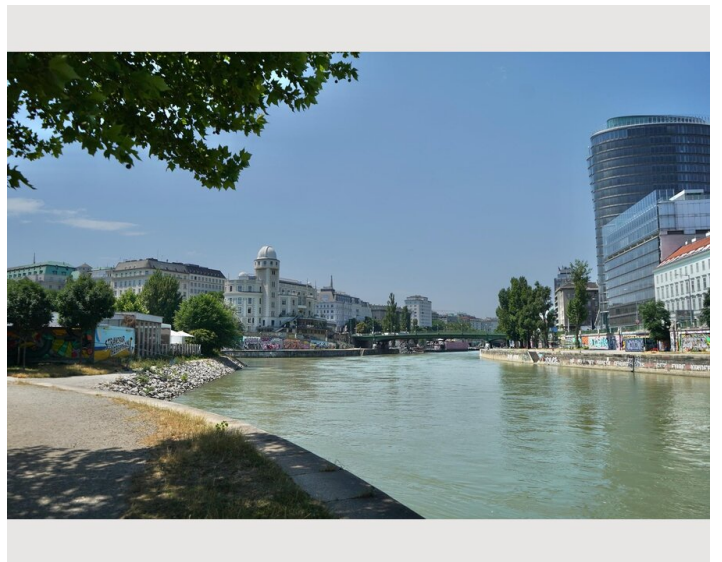
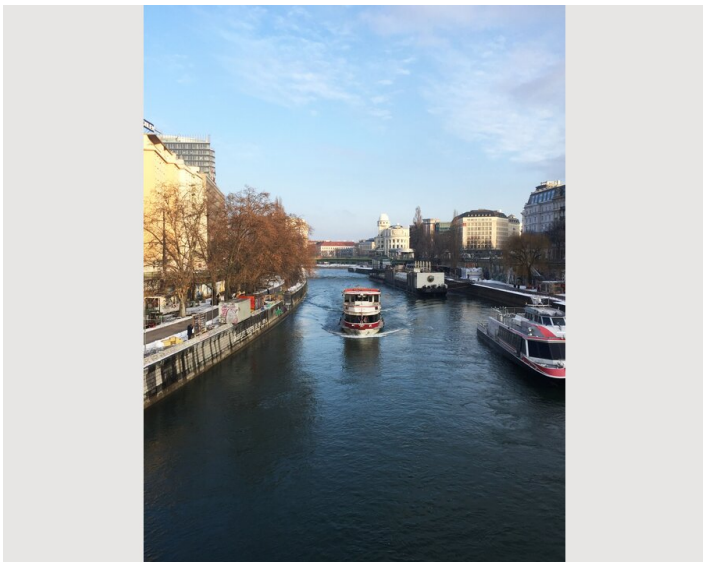
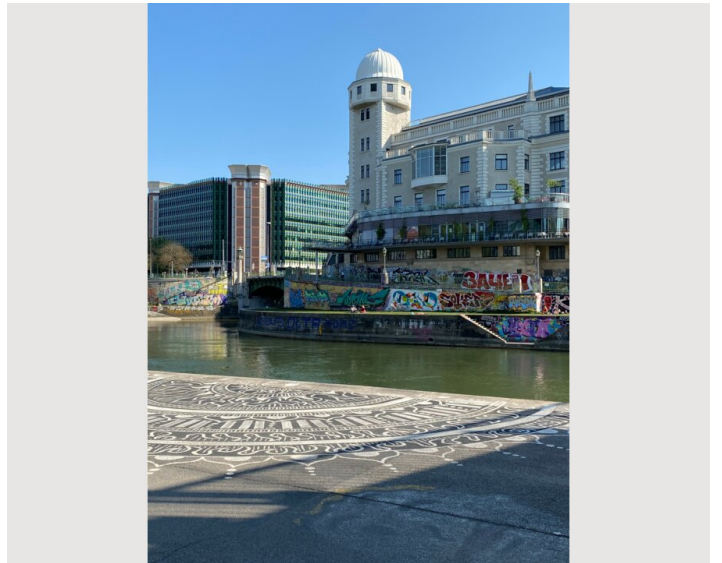
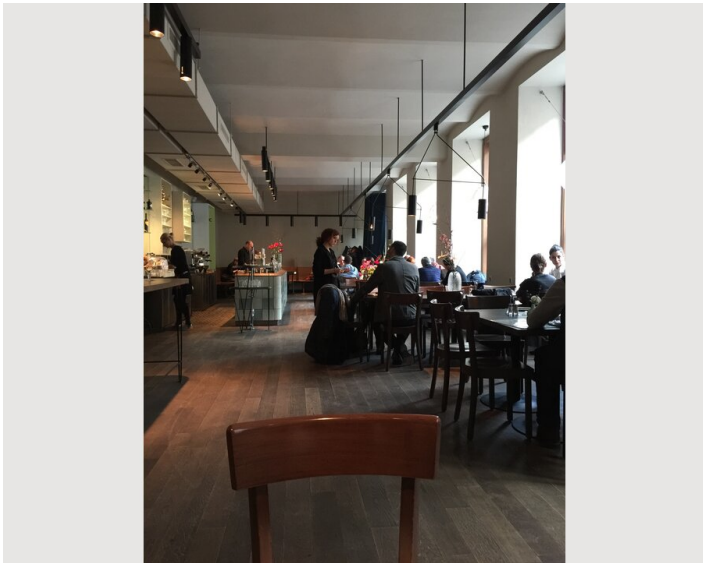
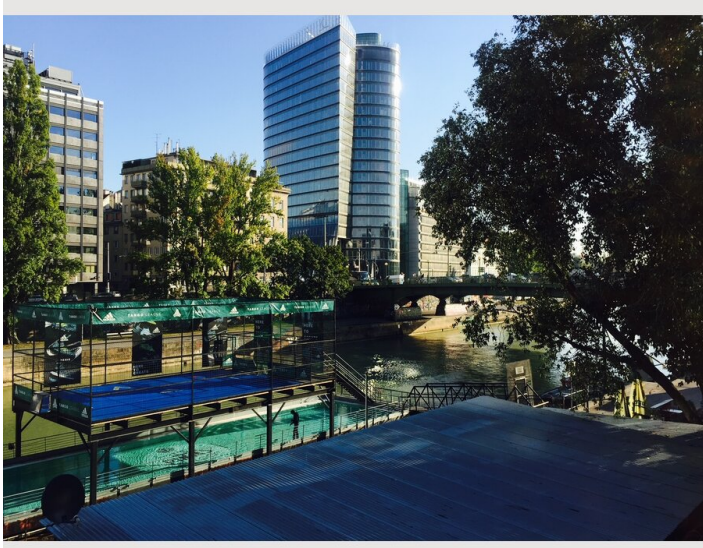












Infrastructure

⦿ across Aspern-Bridge in 5 Minutes to Schwedenplatz (U4) and 1. District Ringstrasse

 Underground Station (with lift) at U1 Nestroyplatz

⦿ 3 Minutes

 Bus 5A from Nestroyplatz

The location Ferdinandstraße 17, 1020 Vienna is excellent.

The 1st district is directly in front across the Aspern-Bridge.

Numerous cafes and pubs can be found nearby.

There is a small children's playground on Ferdinandstraße directly opposite.

Highlights in the neighborhood:

Café Ansari, Restaurant Mochi, OMK Take-away, Restaurant Ramasuri, Restaurant El Gaucho in the Stilwerk-Building, as well as Le Loft Bar in the upper floor of the skyscraper Hotel Sofitel, Restaurant Neni at the river, Tel Aviv Beach bistros on the Danube Channel, Café Motto at the river, Beach Bar Herrmann, Café Balthazar, Supersense - and many more gastronomic highlights invite you to enjoy.

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