



STUDIO APARTMENT, 1190 VIENNA

## Charming design apartment with loggia and balcony in top area

Object number: WAMN1

[View and rent online](#)

Architect-planned studio apartment with an extraordinary design and exclusive furnishings in an absolutely top location

<b>Period</b>	23/07/ - 23/08/2025
<b>Number of persons</b>	2
<b>Total incl. VAT.</b>	€ 3.728,90
<b>Security deposit</b>	€ 2.700,00



### Living space

60m<sup>2</sup>



### Maximum occupancy

3 Persons



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

1 private bathroom 1 Living-Sleepingroom



### 1. floor



### Check-in

14:00 - 22:00 Clock



### Check-out

12:00 - 14:00 Clock

## Sleeping options

### Living and sleeping



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



1x Sofa bed (1 person)

## Description of accommodation

South-facing and brightly located, the apartment offers a wonderful view of the countryside.

Apartment and loggia are equipped with air conditioning, which can also be heated if required.

The glazed loggia invites you to a cozy meal or to relax with a book, on the balcony you can enjoy the sun.

Samsung Smart TV, pivoting

Internet/WiFi available

Dream kitchen with Neff devices (oven, microwave, induction cooker, extractor hood, dishwasher, fridge and extra wine fridge)

Large kitchen island with bar stools

Bathroom with large rain shower, Bluetooth mirror, heated towel rail and underfloor heating

Separate toilet with underfloor heating

The double bed is comfortable and integrated into the wall unit (simply folds out and, if you need to tidy it up quickly, folds it up again)

wardrobe room

Plenty of storage space, cupboards and bookshelves

## Equipment & Features



### Basic equipment

- Balcony
- Garden sharing
- TV
- Community dryer
- Towels
- Private parking space
- Vacuum cleaner
- Hairdryer
- Loggia
- Internet/Wifi
- Community washing machine
- Bedclothes
- Private toilet
- Aircondition
- Cleaning utensils



### First supply

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



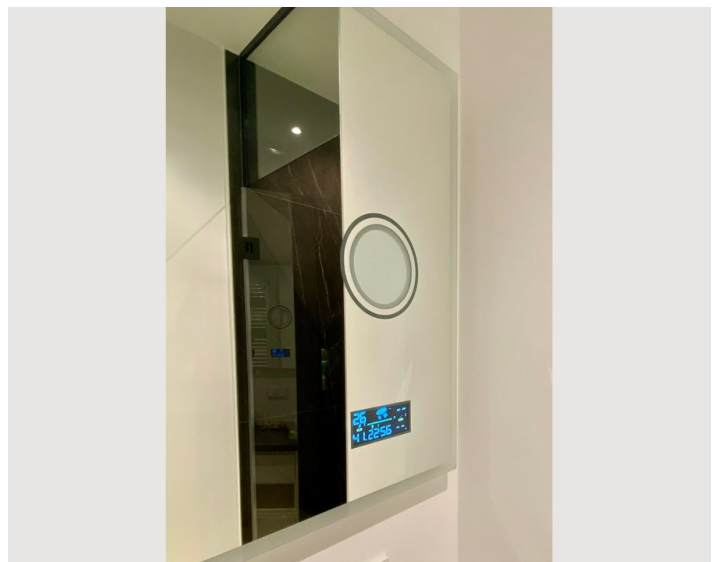
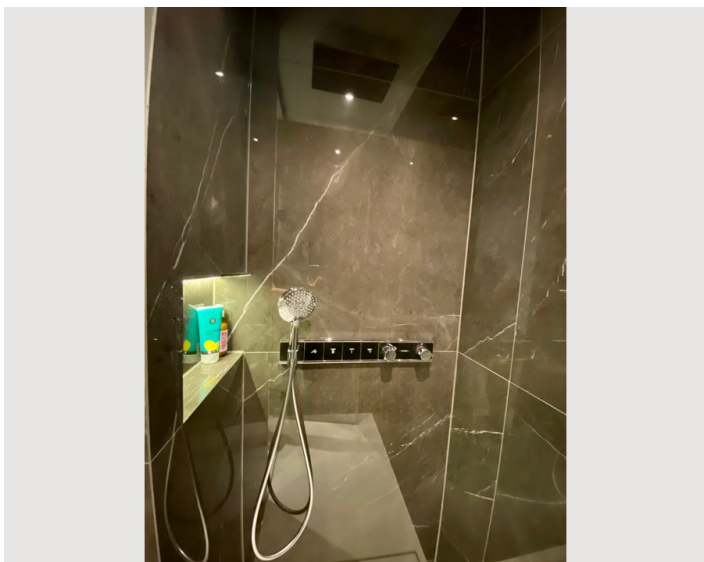
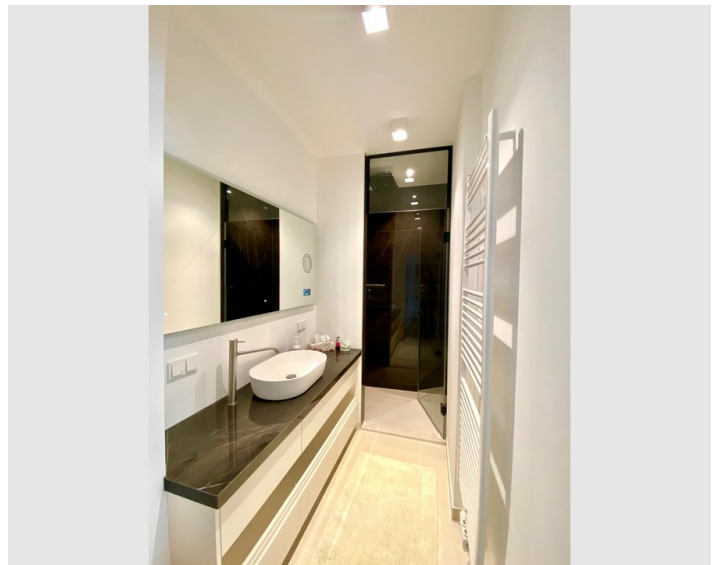
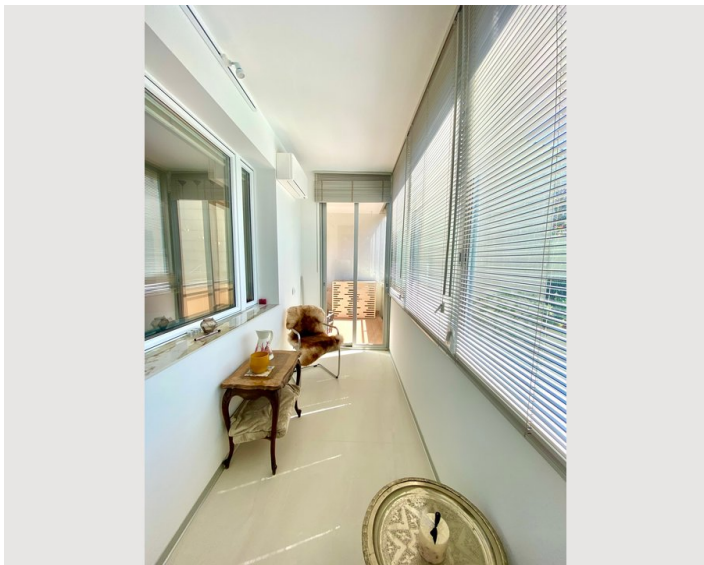
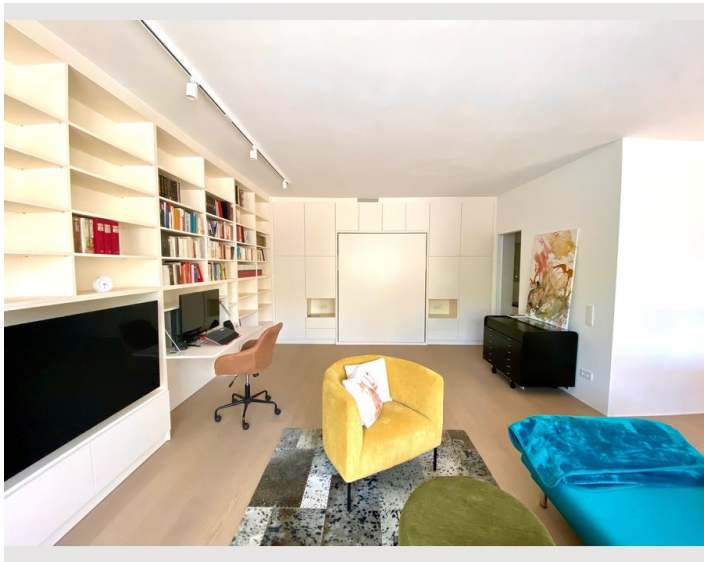
### Kitchen

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

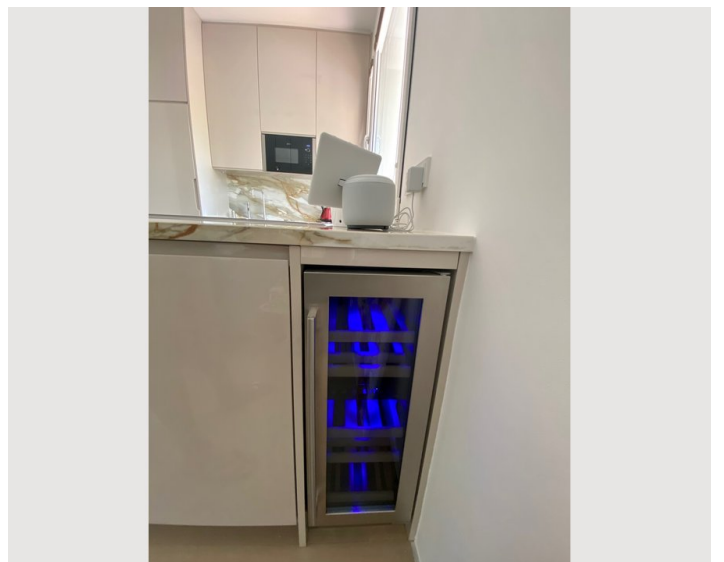
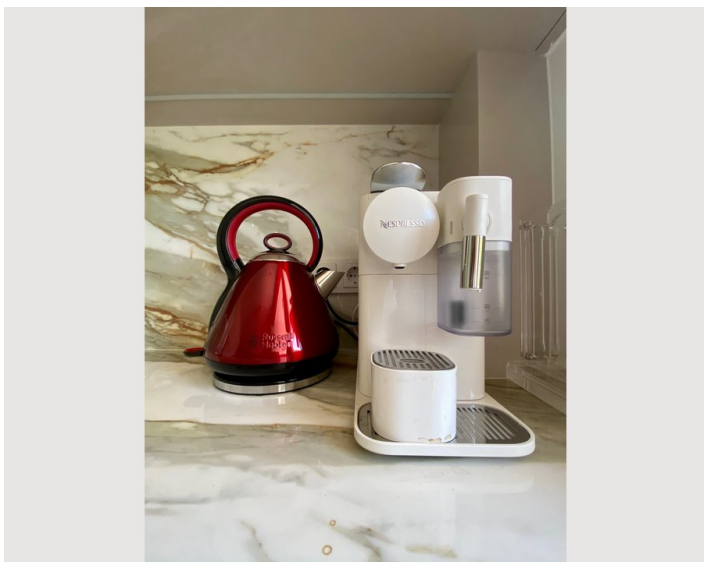
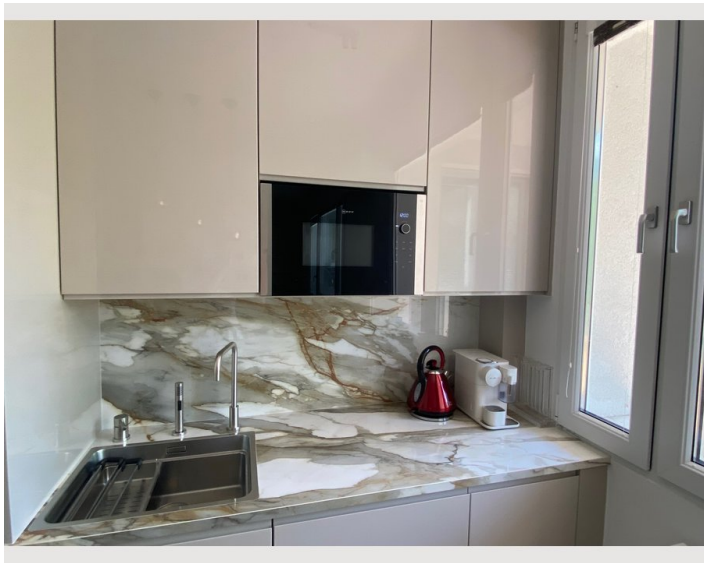
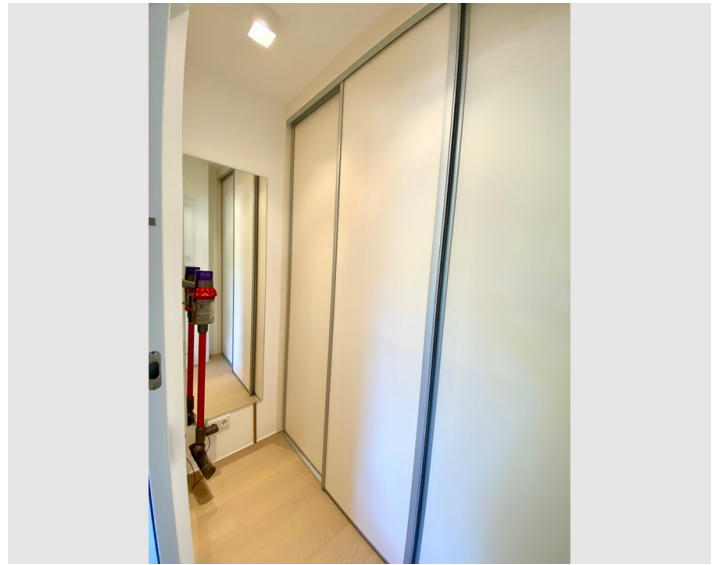
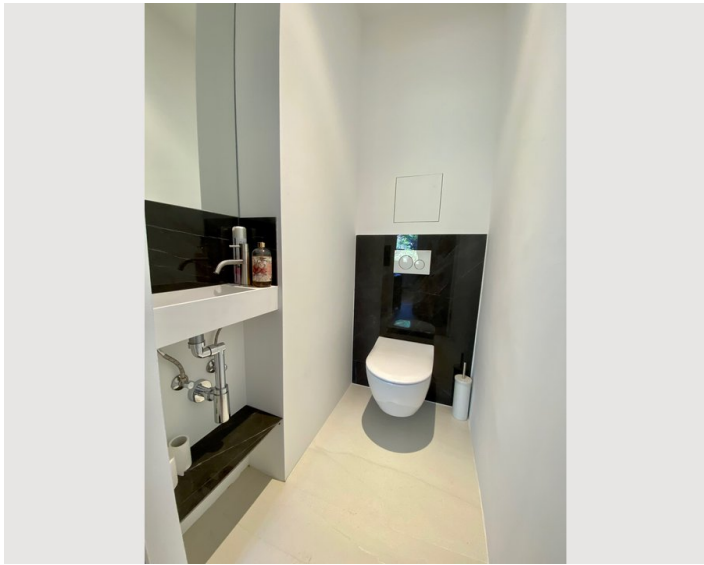
## Informations

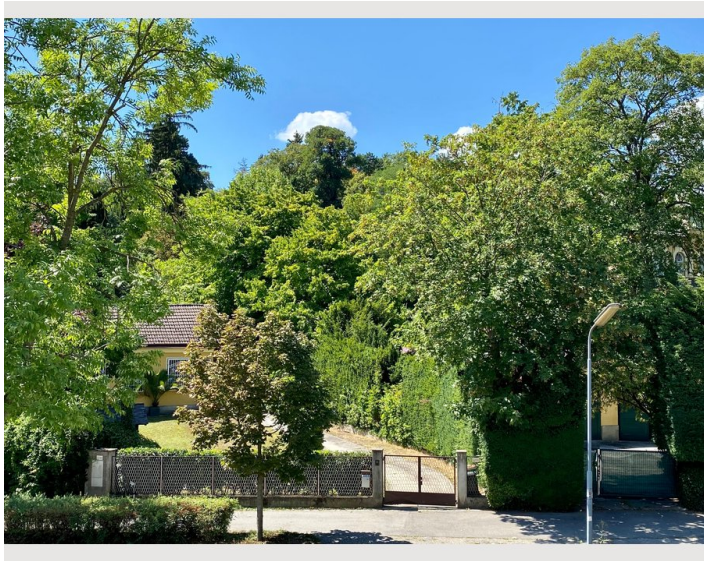
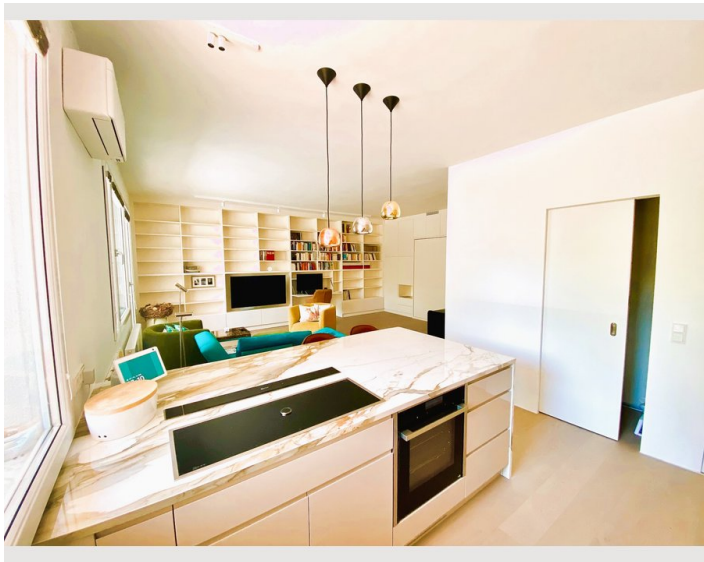
- Smoking not allowed
- Private entrance
- Regular cleaning at extra cost
- Desk/Workplace
- Pets on request

## Picture gallery










### Infrastructure

 39 A 2 minutes

 30 minutes



Bus line 39 A is a two-minute walk away. Connection U4 Heiligenstadt. You can be in the city center in 20 minutes by bus, subway or car.

And in a few minutes on foot in the Vienna Woods.

Several excellent restaurants, a pizzeria and a bakery are within a five to 10 minute walk.

The nearby Sonnberg market offers fresh fruit & vegetables, meat, a fishmonger and delicatessen.

Supermarkets can be reached by car in three to five minutes or by bus (5 stops).

The wine taverns of Sievering, Grinzing and Neustift are just around the corner.



Location

