



HOUSE, 1220 VIENNA

Modern semi-detached house with unique views in 1220 Vienna (Aspern), sunny garden, near U2 Aspern & Seestadt

Object number: EGGC1

[View and rent online](#)

Move in and enjoy: Pleasantly quiet location with lots of sun and nice view of Kahlenberg, surrounded by local recreation areas (e.g. green "Seestadt") + still close to the city. Spacious garden with terrace, light-flooded dining and living area.

Period	16/12/2025 - 16/01/2026
Number of persons	2
Total incl. VAT.	€ 3.927,72
Security deposit	€ 2.900,00



Living space

129m²



Maximum occupancy

6 Persons



Complete accommodation [?]

2 Private bathrooms 3 Separated bedrooms



Ground floor



Check-in

14:00 - 20:00 Clock



Check-out

10:00 - 12:00 Clock

Sleeping options

Bedroom 1



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



1x Single bed

Bedroom 2



2x Single bed

Bedroom 3



1x Single bed

Descripton of accommodation

KEY DATA:

Living space: 129m²
Usable area (incl. basement): 170m²
Rooms: 4
Bathrooms: 2
Toilets: 3
Terraces: 2 (ground floor and attic)

FLOOR PLAN

Ground floor: entrance hall, spacious and light-flooded living-dining area with exit to the garden terrace, kitchen, guest toilet, storage room
Upper floor: two centrally accessible bedrooms (one with air conditioning and walk-in closet), a bathroom with large tub, shower and toilet
Top-floor: one bedroom (with air conditioning), a bathroom with shower and toilet, large roof terrace, storage space
Basement: two fully usable cellar rooms (with underfloor heating), e.g. for office space or playroom for children

EQUIPMENT

High-quality granite flooring (ground floor), laminate flooring (upper floor, top floor), basement
Underfloor heating and radiators on all floors (also in the basement)
Top-equipped fitted kitchen with large refrigerator (incl. ice cube dispenser)
Electric shutters for all windows
Garage (14m²)
Groundwater pump in the garden for sustainable irrigation of the garden
Miele washing machine and dryer available in the basement
Garden shed available
Spacious garden: 126m² + terrace (21m²)
Roof terrace: 22m²

If you are looking for peace and quietness, but still want to be quickly in the city, and you appreciate the nature in the area, you will feel right at home in this house.

Equipment & Features



Basic equipment

- Terrace
 - Garden
 - TV
 - Private dryer
 - Towels
 - Garage
 - Vacuum cleaner
 - Hairdryer
 - Roof-terrace
 - Internet/Wifi
 - Private washing machine
 - Bedclothes
 - Private toilet
 - Aircondition
 - Cleaning utensils
-



Fireplace

- Charcoal grill
-



First supply

- Toilet paper
 - Soap
 - shampoo
-



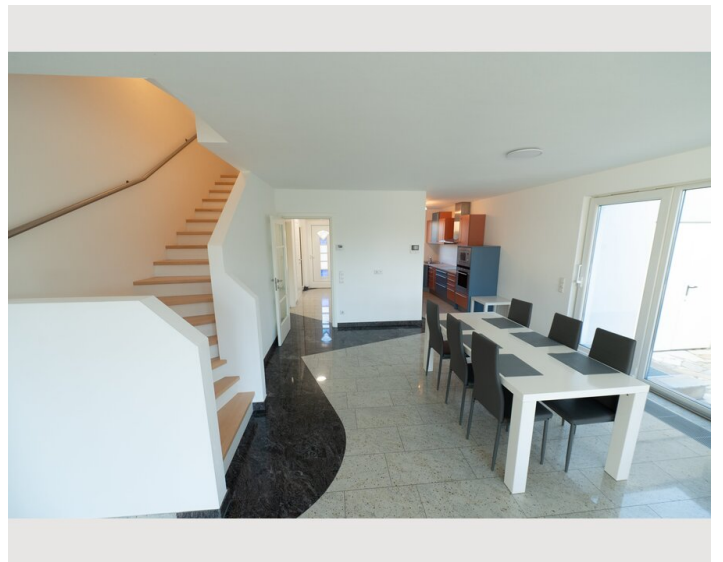
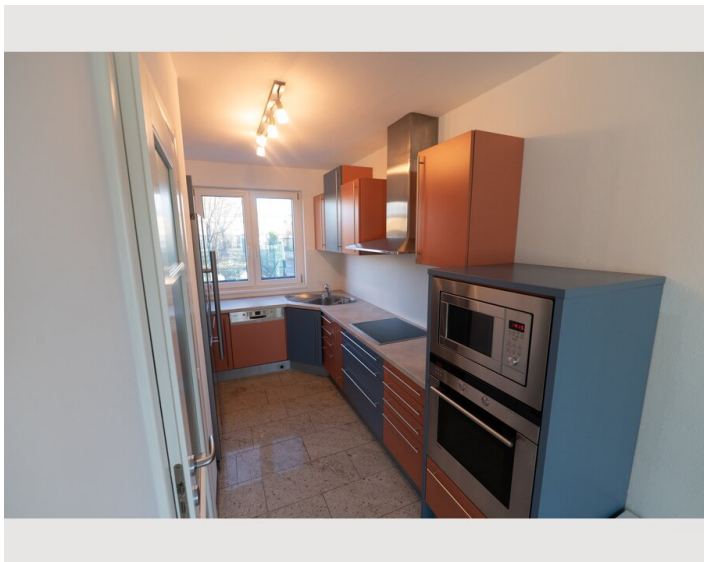
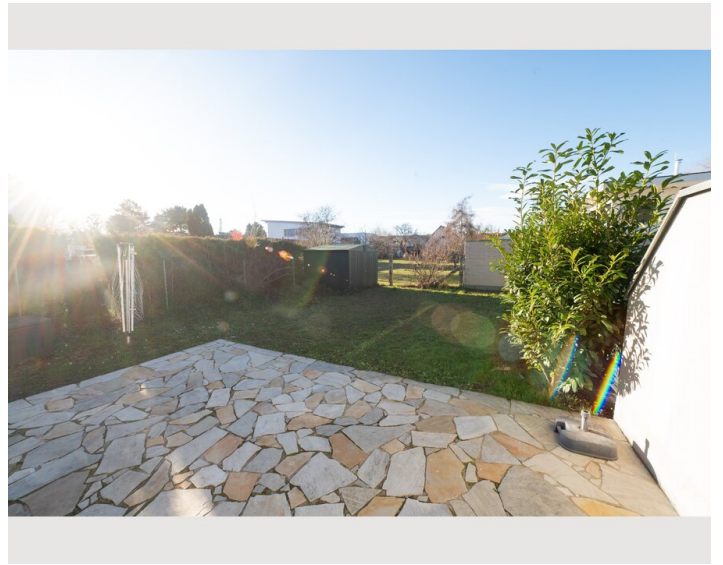
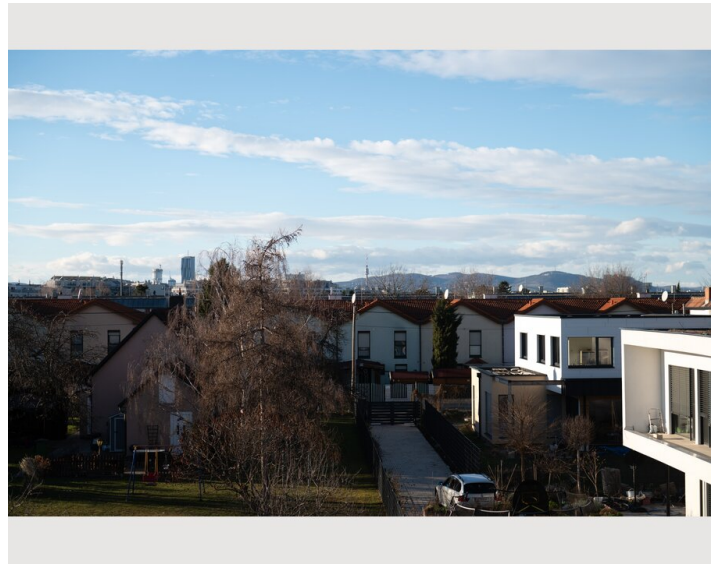
Kitchen

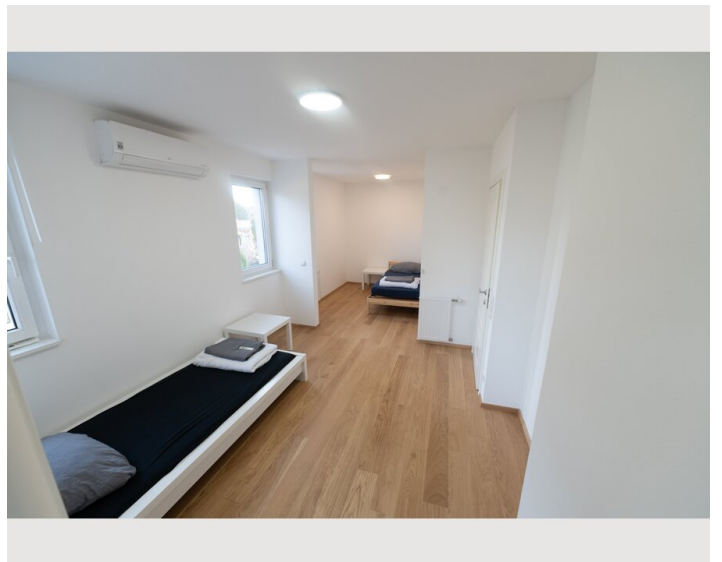
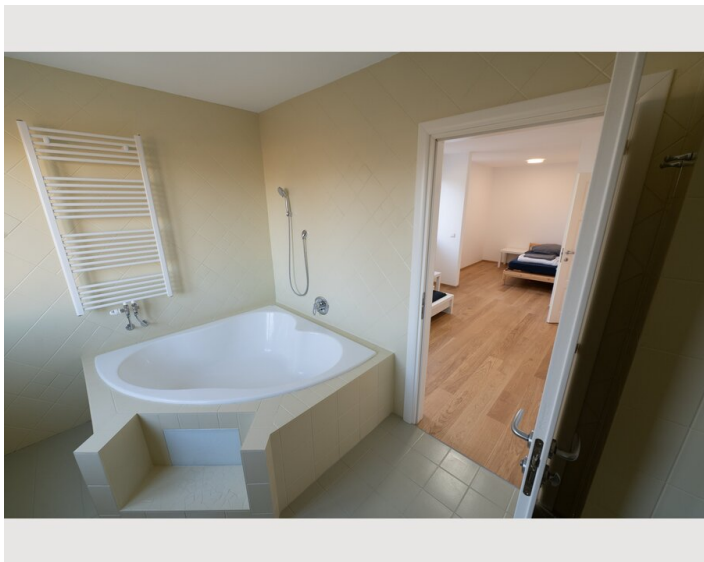
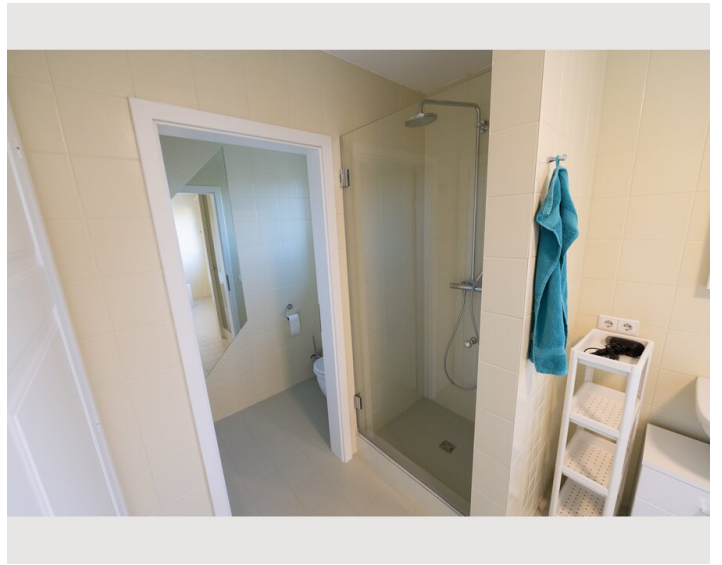
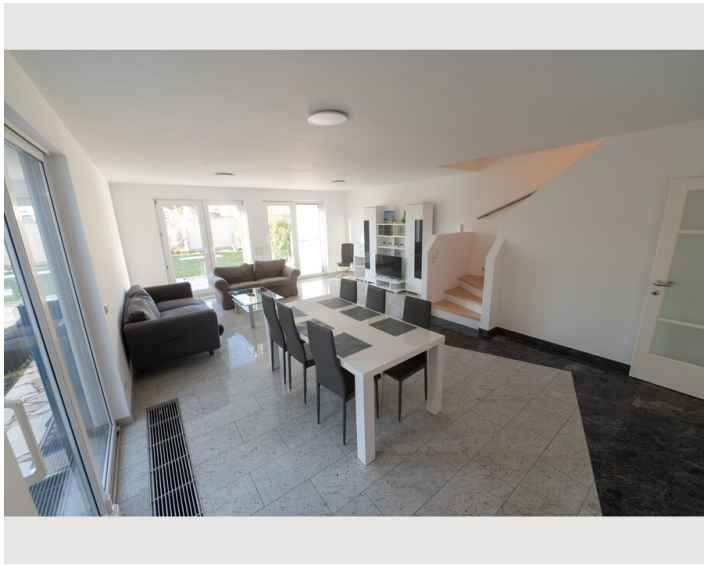
- Private kitchen
- Glasses/Tableware
- Dishwasher
- Cooking utensils
- Filter coffee
- Microwave

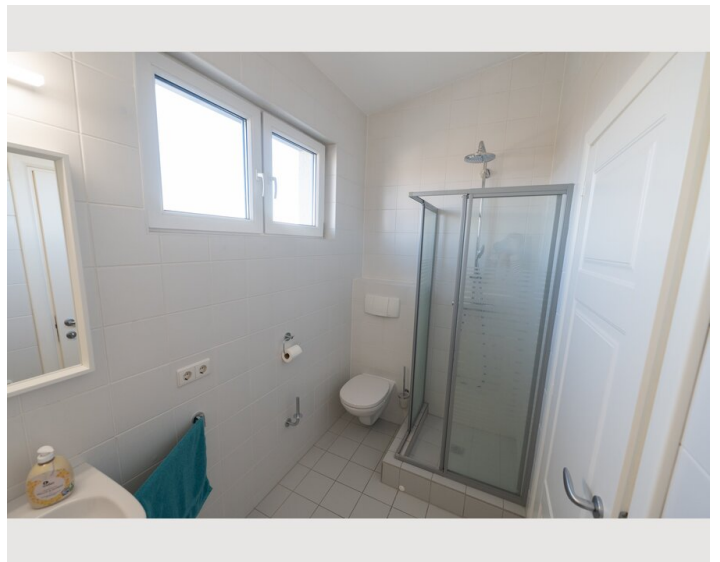
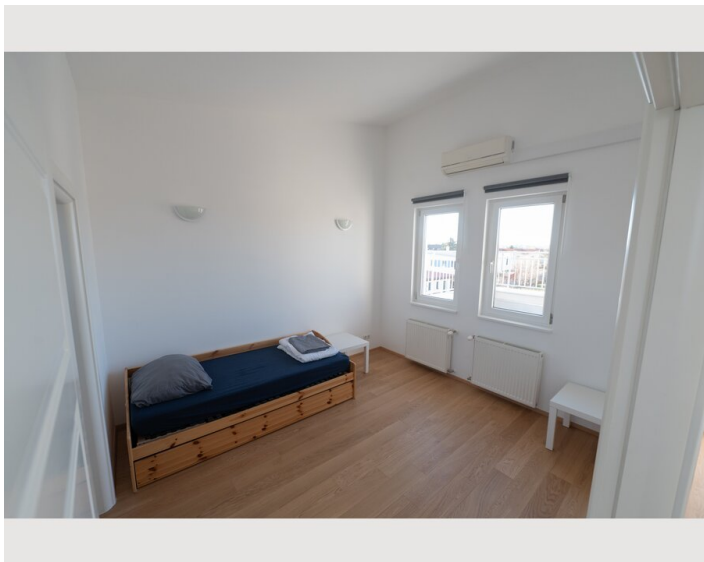
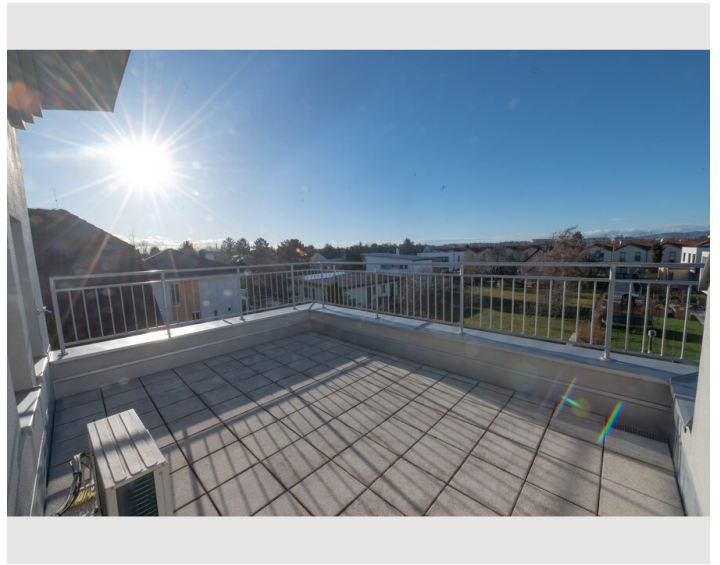
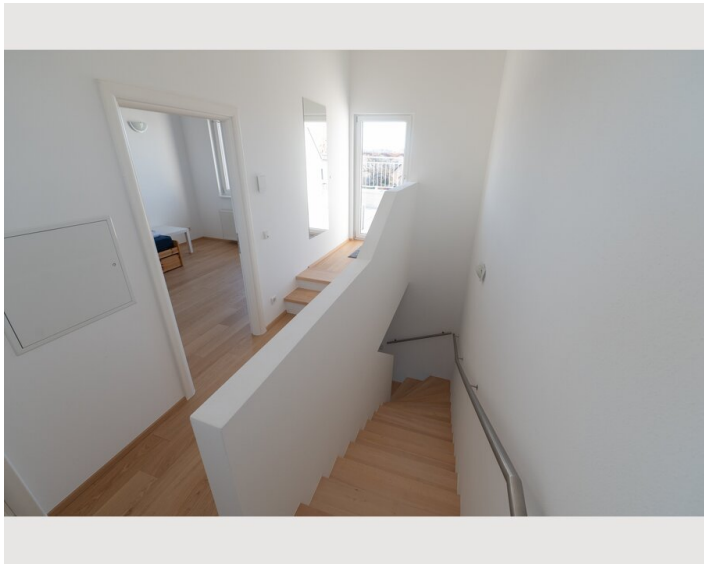
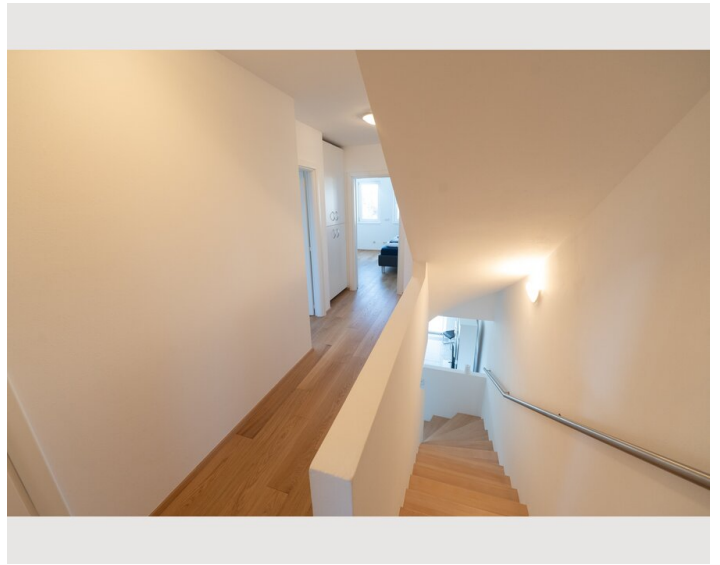
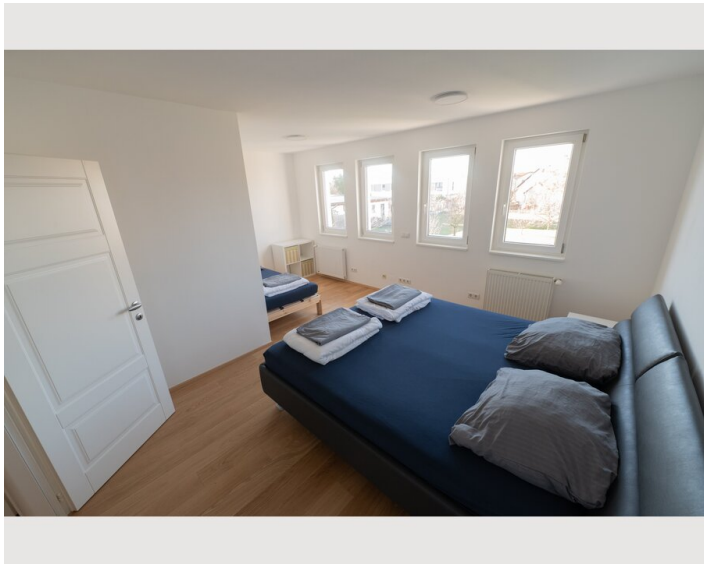
Informations

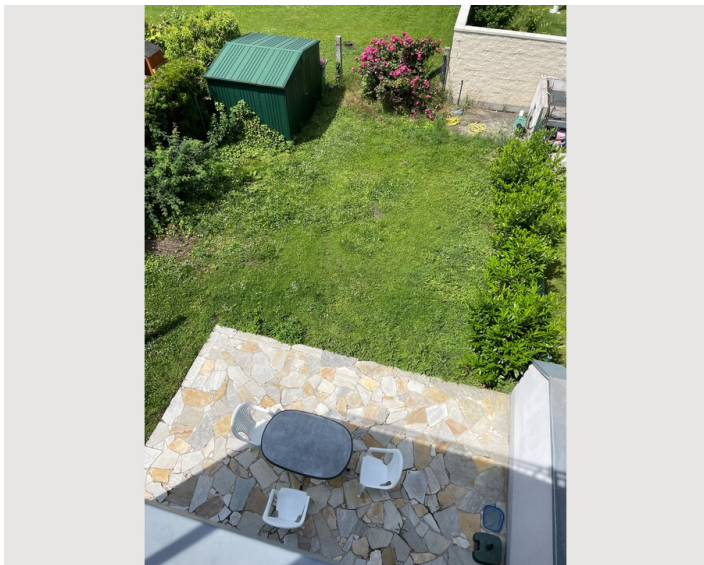
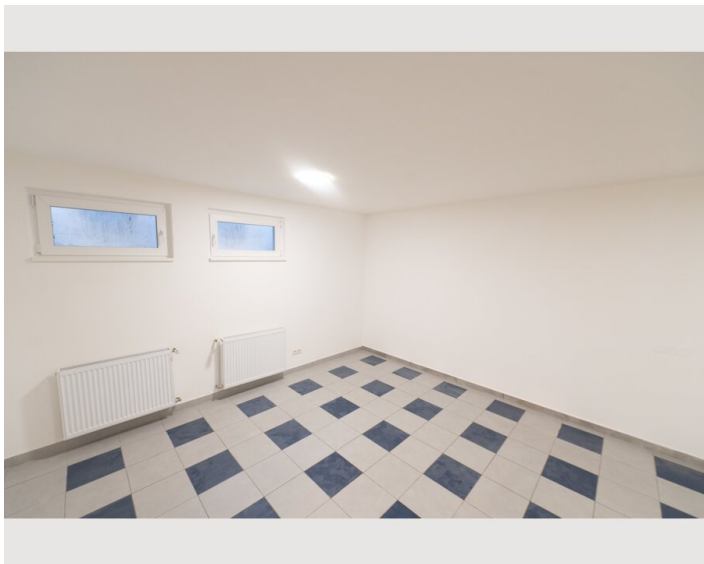
- Suitable for children
- Private entrance
- Regular cleaning at extra cost
- Smoking not allowed
- Pets forbidden

Picture gallery









Infrastructure



10min walk to Seestadt (lake for swimming/bathing, medical center, supermarkets, restaurants, etc.)
 Supermarkets Billa / Hofer / Spar, pizzeria in the immediate vicinity
 Transport: Bus 97A / 84A, U2 subway
 Proximity to hospital SMZ-Ost (Klinik Donaustadt / Donaushpital)

Location

