



STUDIO APARTMENT, 1120 VIENNA

Studio "Theatre"

Object number: HOFF2

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The fully equipped studio, well connected to the Viennese transport network, convinces above all with its green roof terrace. The location in the inner courtyard allows for a relaxed time out in almost village-like peace during the temporary stay.

Period	18/04/ - 18/05/2026
Number of persons	2
Total incl. VAT.	€ 1.036,95
Deposit	€ 800,00



Living space

30m²



Maximum occupancy

2 Persons



Complete accommodation [?]

1 private bathroom 1 Living-Sleepingroom



1. floor



Check-in

13:00 - 20:00



Check-out

08:00 - 11:00

Sleeping options

Living and sleeping



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

Descripton of accommodation

Enjoy breakfast in the clear morning sun, in the evening a glass of wine in the mild light ...

In a former coachman's house in a quiet side street you find the approx. 30m² large flat, which was completely renovated in summer 2018. The proximity to the railway station Meidling (subway, S-Bahn, all long-distance trains) allows to reach the centre of Vienna, the airport and other important places in a short time.

The studio consists of a spacious room with kitchen, dining area and a large bed as well as a bathroom, anteroom and a separate toilet. The apartment reminds of past and present suburban theatre.

The apartment is situated on the courtyard side on the first floor; eighteen steps led up. A play of colours of red (theatre curtain, red carpet), grey and white welcomes the guest.

The living-sleeping room is airy, which makes the stay pleasant. The bed has a sleeping area of 180 x 200 cm with very good mattresses. The kitchen is fully equipped with a refrigerator with freezer, a stove with four ceramic hobs and an oven with grill function. A toaster for crispy pastries, a coffee machine and a kettle are available, coffee pads and teas are available for the beginning.

In the bathroom there is a shower cubicle with rain and hand shower; a washer-dryer allows you to quickly wash and dry your clothes.

A wardrobe, shelves and a cloakroom offer enough storage space for a comfortable stay.

The green terrace of about 20m² is situated in the courtyard, where you can enjoy an almost village-like tranquillity.

! We always pay great attention to cleanliness and hygiene and disinfect all surfaces and handles before each arrival. Between stays, the flat is empty for at least 48 hours. The check-in is done personally, respecting the security measures (physical distance, mask, ...). Cleaning products are available.

For rental periods of less than 3 months, a local tax of 3.2% of the rental amount is to be deducted. This will be charged and collected separately.

Equipment & Features



Basic equipment

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



First supply

- Toilet paper
- Soap
- shampoo
- Nespresso capsules



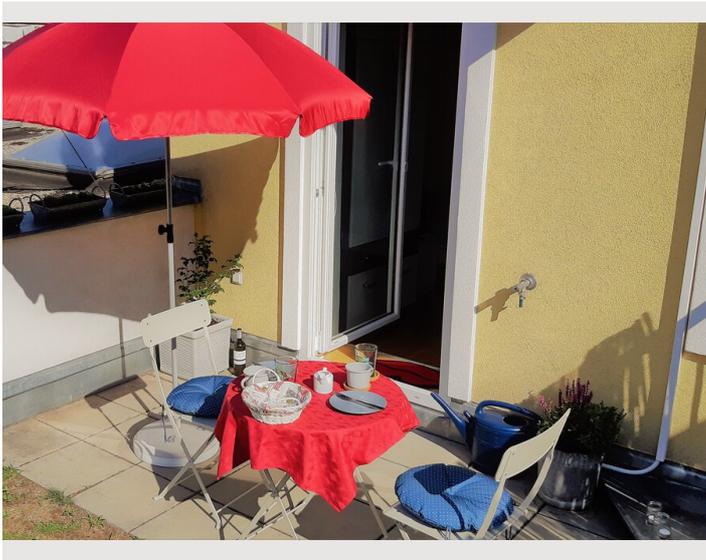
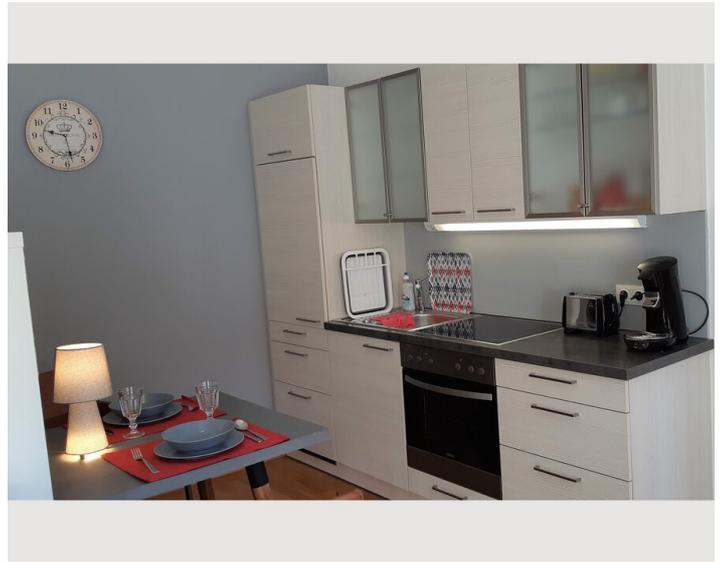
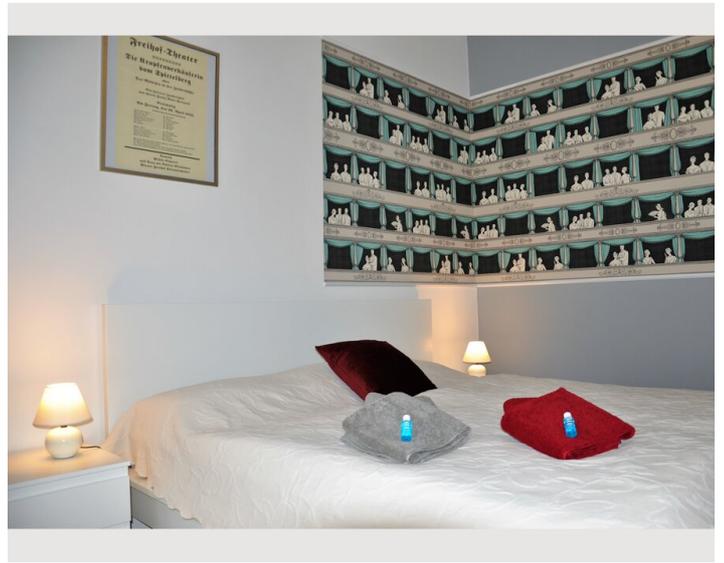
Kitchen

- Private kitchen
- Glasses/Tableware
- Filter coffee
- Cooking utensils
- Espresso machine

Informations

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

Picture gallery





Infrastructure

-  International Train Station Meidling, Metro, Tram, Bus, 4 minutes walk
-  Direct bus and tram connections to the center, about 16 minutes
-  Bus stop, 3 minutes walk
-  Market and supermarkets in walking distance

Shopping facilities are available at the multicoloured Meidlinger market and in various supermarkets nearby. Meidlinger Hauptstraße (5 minutes) is a pedestrian zone where many shops can be found. Nearby are recreational facilities such as swimming pools or the park of Schönbrunn Palace with probably the most beautiful running track in Vienna. In a walking distance of a few minutes you will find nice breakfast facilities, in a further radius (10-12 minutes) you will find traditional Viennese restaurants, international cuisine and also some upscale restaurants (information booklet is available in the apartment).

In only four minutes on the walk you are at the station Meidling, there you have:

- direct connections to the airport Vienna (approx. 30 min.)
- Connection to all long-distance trains (Railjet, ICE)
- the subway U6
- the express line
- several tram lines that lead directly to the city centre (approx. 15-20 min.)
- a taxi rank

The entire district is a short-term parking zone on weekdays (subject to charges). If you are travelling by car, we recommend the parking garage Arcade, which is about 500 m away (discounted monthly tickets) or the parking garage Meidling (discounted weekly, two-weekly and monthly tickets). We will gladly help you with your arrival, give you useful recommendations for your stay and help you with the organisation (transfer to the airport for example). Cyclists are welcome. You can park and lock up your own bikes in the roofed entrance of the house.

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Location

