



3 ROOM APARTMENT, 1120 VIENNA

## New attic apartment with air conditioning, near Schönbrunn and metro station

Object number: BART1

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Great modern, bright and tastefully furnished apartment in the new attic of a typical Viennese Gründerzeit style house with air conditioning in every room. The subway stations U4 and U6 are very close, as well as the castle and park Schönbrunn.

<b>Period</b>	18/04/ - 18/05/2026
<b>Number of persons</b>	2
<b>Total incl. VAT.</b>	€ 1.884,34
<b>Deposit</b>	€ 1.500,00



### Living space

64m<sup>2</sup>



### Maximum occupancy

5 Persons



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

1 private bathroom 2 Separated bedrooms 1 Living-Sleepingroom



### 4. floor

Elevator available



### Check-in

09:00 - 18:00



### Check-out

09:00 - 18:00

## Sleeping options

### Bedroom 1



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

### Bedroom 2



1x Double bed (min. 1,40 m x  
2 m)

### Living and sleeping



1x Sofa bed (1 person)

## Descripton of accommodation

My beautiful attic apartment with air conditioning is only 1 minute away from the metro station Meidlinger Hauptstraße (U4). You can reach the city center in 10 min. by metro, the next paid parking garage in 10 min. on foot. Schönbrunn can be reached in 5-10 minutes on foot. There is a public swimming pool opposite the apartment.

The apartment consists of 2 bedrooms with box spring beds and a living room with open kitchen including extractor hood and sofa bed. Under the modern wooden parquet flooring there is underfloor heating with a central air-water heat pump: cable TV with a variety of national and international channels, modern flat screen TV, powerful internet with unlimited download volume, hot water supply via electric storage air conditioning, dishwasher, washing machine, microwave & espresso machine, oven & stove. Spacious boxes with hangers. Kitchen fully equipped with crockery and glasses. Bed linen and towels can be provided if needed. Vacuum cleaner, washing machine, ironing board, iron and hair dryer are available.

The accommodation

The apartment is located in the attic of a typical Viennese Gründerzeit house (around 1900), which was newly built 3 years ago. It consists of:

- 2 bedrooms with comfortable box spring beds
- a living room with sofa, open kitchen and a dining table/working table for 4 persons
- a bathroom and a toilet, each with its own individual fans
- an entrance area with wardrobe

Access for tenants

entire apartment only for tenants, new lift, opening of front door and apartment door digitally (also via cell phone, Nuki devices) or with key

Parking: street parking is only available during the night from 10 p.m. to 9 a.m. and from Friday, 10 p.m. to Monday, 9 a.m. FREE OF CHARGE; FREE parking is available in the garages at Meidling, Meidlinger Hauptstraße 57-59, A-1120 Vienna or at the Park and Ride Hütteldorf, Deutschordenstraße 3A, 1140 Vienna

There is also a cellar compartment, if desired, and a roofed bicycle parking space in the backyard, which is used by the entire household

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## Equipment & Features



### Basic equipment

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



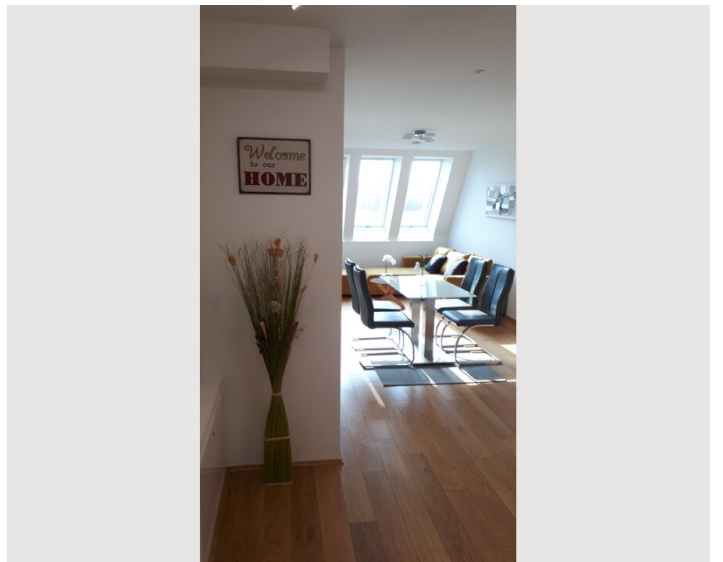
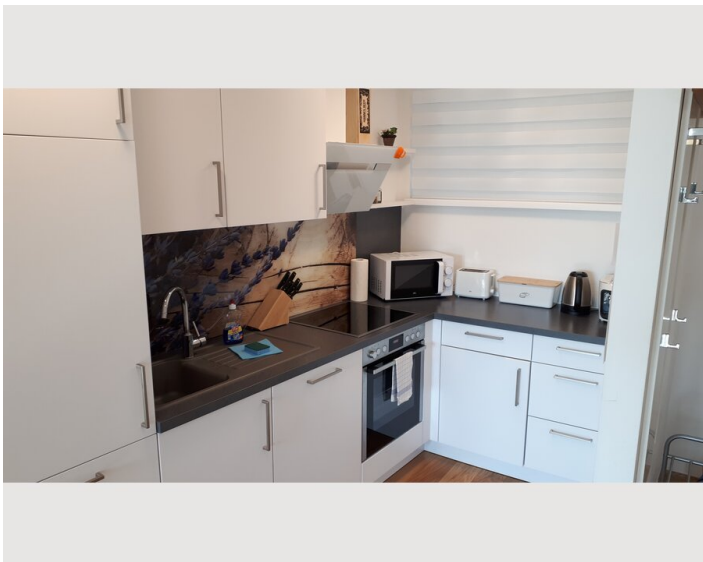
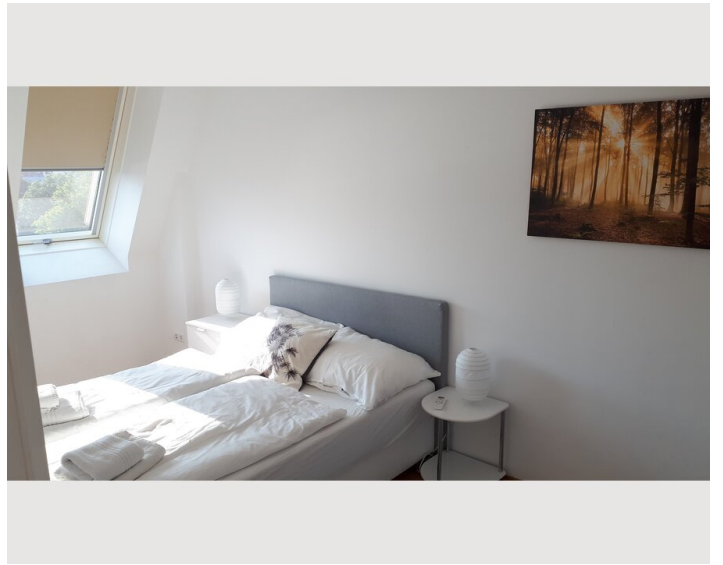
### Kitchen

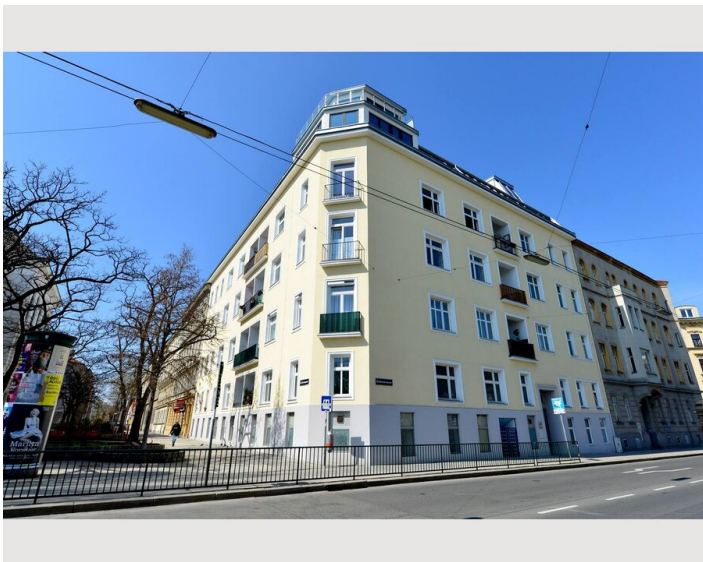
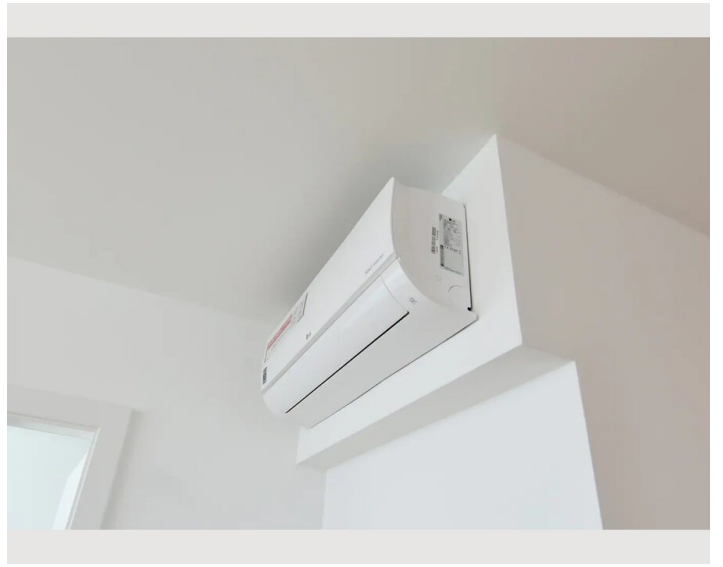
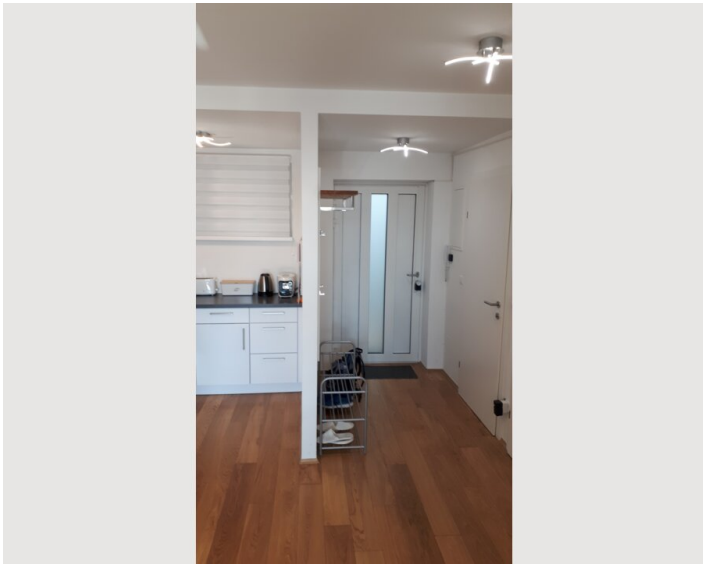
- Private kitchen
- Glasses/Tableware
- Dishwasher
- Cooking utensils
- Espresso machine
- Microwave

## Informations






- Suitable for construction workers
- Smoking not allowed
- Desk/Workplace
- Pets on request
- Bicycle room free of charge
- Suitable for children
- Short-term parking zone subject to a charge
- Private entrance
- Regular cleaning at extra cost

## Picture gallery





## Infrastructure

-  in front of the house
-  U4 metro station is within 2 minutes walking distance, U6 metro station within 5 minutes walking distance and railway station Wien Meidling within 10 minutes walking distance and via bus.
-  10 minutes with metro line U4
-  45 minutes via U4 and CAT (City Airport Train, which departs every 30 minutes)
-  3 minutes walking distance in Meidlinger Hauptstraße, a pedestrian zone and shopping street, with all kinds of shops, bars and restaurants

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Several supermarkets nearby. Various schools and kindergarten in the immediate vicinity. U4 almost in front of the front door. To the center 10 minutes. U6 in 5-10 minutes by foot. Meidlinger Hauptstraße (pedestrian zone and shopping street with many cozy bars and restaurants) is also in the immediate vicinity. Cycle paths start in 200 meters. 10 minutes to Schönbrunn Palace and the huge palace park (jogging, walking) with zoo and palm house. Vis a vis of the house there is a public swimming pool (outdoor and indoor pool with large lawn for sunbathing) and a children's playground. Parking on the street is only possible during the night from 22h to 9h and from Friday, 22h to Monday, 9h Free of charge; paid parking is available in the garages Meidling, Meidlinger Hauptstraße 57-59, A-1120 Vienna or in the Park and Ride Hütteldorf, Deutschordenstraße 3A, 1140 Vienna

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## Location

