



# Studio Florentin

Object number: HOEL4

[View and rent online](#)

<b>Period</b>	28/06/ - 28/07/2026
<b>Number of persons</b>	2
<b>Total incl. VAT.</b>	€ 1.814,31
Deposit	€ 1.400,00



## Living space

39m<sup>2</sup>



## Maximum occupancy

2 Persons



## Complete accommodation ?

1 private bathroom 3 Shared bedrooms



## Ground floor

## Sleeping options

### Living and sleeping 1



3x Single bed



1x Sofa bed (2 persons)

### Living and sleeping 2

### Living and sleeping 3



1x Sofa bed (2 persons)

## Descripton of accommodation

The quiet apartment is located on the mezzanine floor of a Viennese old building and has direct access to a courtyard. The apartment is characterized by its location in the 9th district, by its good facilities and by the very good connection to the public transport system.

The apartment:

The apartment is newly renovated and equipped with modern facilities. It has a fully equipped kitchen with electric stove and oven and extractor fan, dishwasher, coffee maker, kettle, cookware, crockery and glasses for 4 people. The living room is equipped with a spacious sofa, sideboard, lowboard. The sofa bed offers a sleeping area of 140 x 200 cm when opened. It has a bed drawer - so the bed is quickly cleared away and you can enjoy a cozy living room. New bed linen is available (for 2 people), additionally a sets of bed covers and towels are provided. There is no washing machine in the apartment, but a 24 hrs laundry with washing machines and driers is situated close (5 minutes walking). Wifi can be provided (cube or similar), for extra costs.

The apartment has 39m<sup>2</sup>, the courtyard in total about 50 (about 12m<sup>2</sup> of the courtyard belong to the apartment).

The apartment is the only one which has direct access to the courtyard. The yard is therefore quiet, it is most of the day shady and invites you to sit outside in summer - by yourself or with friends.

The house has no elevator, there are about 20 steps to master from maindoor/street side. In the entire district is short-term parking.

No party allowed in the apartment or courtyard (10 p.m. - 6 a.m. municipal noise ordinance).

WIFI can be provided (extra fee, cube), also microwave if needed.

Currently, there are works going on in the building, new apartments are built on top. There is no noise, but the staircase is a bit dusty and also will be painted when works are completed. Also the facade is being renovated. Therefore, sunlight is reduced in the apartment right now and the yard is hardly usable. According to plan, the entire house should be completed outside and inside by the end of June 2018 - then the courtyard will be furnished and decorated nicely to enjoy.

Accordingly, the rental price for this apartment is as follows: rent now 1.035, -, rent after July 2018: 1.188, -

The neighbourhood:

In about 5 minutes walking you reach the U6 station (Nussdorfer Straße). Tram line D is just around the corner. It leads you directly to Nussdorf, but also to the ring road around the Inner city and the central train station.

In a few minutes you are on the busy Nußdorfer Straße with supermarket and various shops, as well as the tram lines 37 and 38. These two trams pass by the AKH (General Hospital of the City of Vienna) and to Stubentor in the 1st district.

The Volksoper Vienna, Strudlhofstiege, Sigmund Freud Museum and the Liechtenstein Palace with its large park and playground are easily accessible.

The rental price is already including all operating costs for the building and apartment (electricity, gas / heating), gross. Sublease to max. 6 months, if renting less than 2 months local tax will apply.

## Equipment & Features

### Basic equipment

- Garden
- Internet/Wifi
- Bedclothes
- Private toilet
- Towels

### Kitchen

- Private kitchen
- Coffee machine
- Dishwasher
- Glasses/Tableware

## Informations

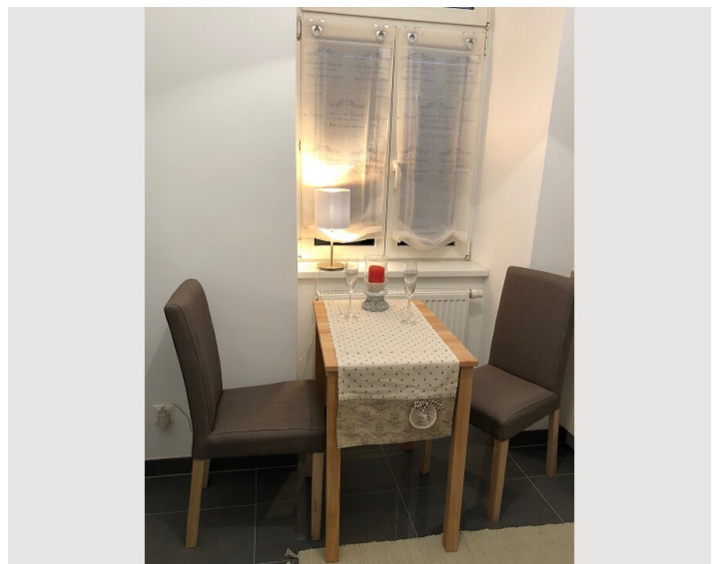
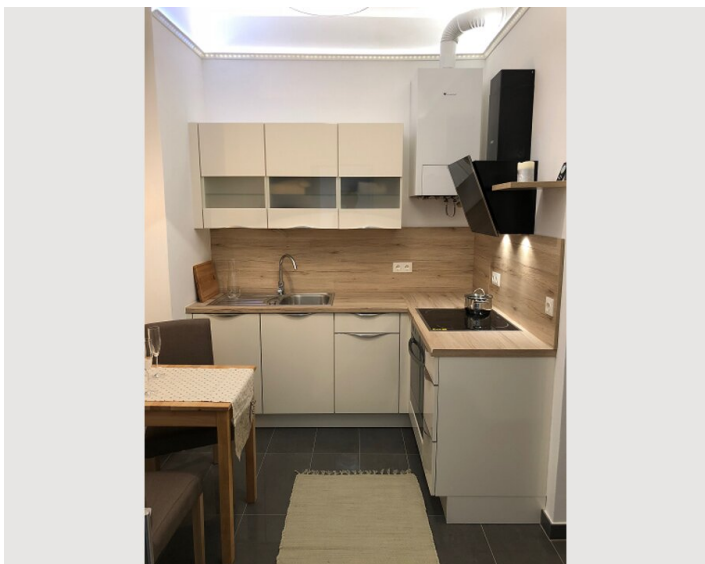
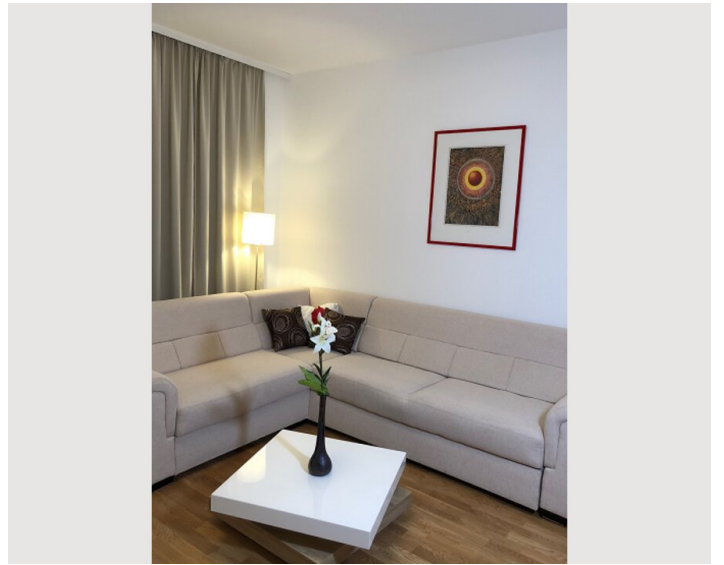
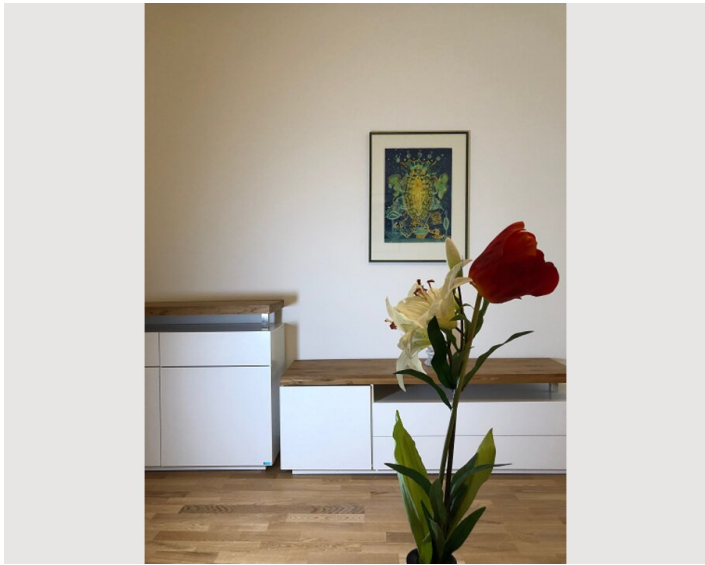
- Smoking not allowed
- Short-term parking zone subject to a charge
- Pets allowed

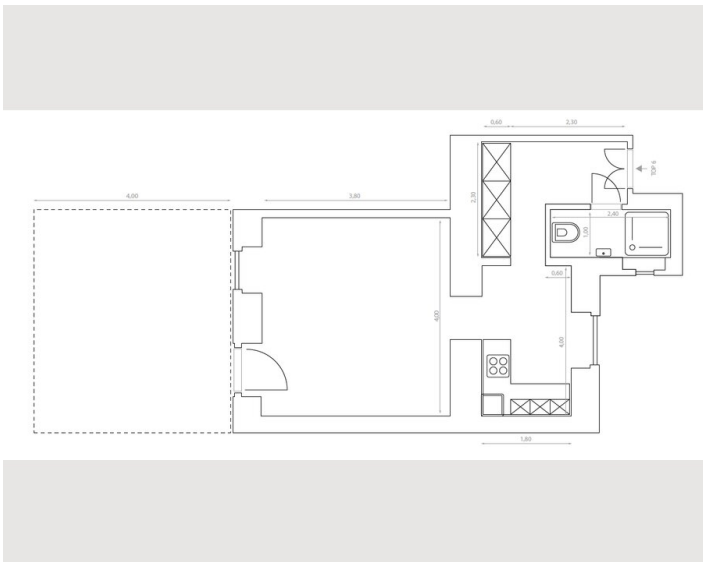
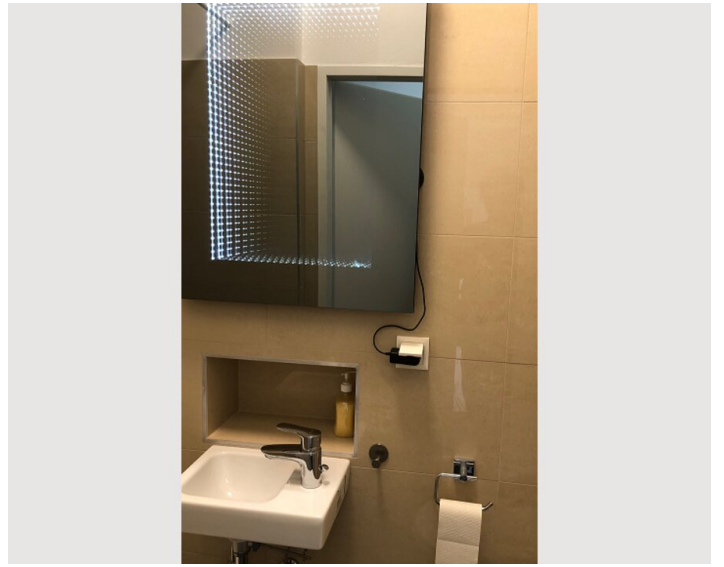
## Additional services

- Regular cleaning

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

## Picture gallery





## Location

