



3 ROOM APARTMENT, VIENNA

## Garden flat 1200 Vienna

Object number: TMFT1

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3 room garden flat for rent. The flat is fully equipped. The owners live in the complex and also speak English.

<b>Period</b>	20/01/ - 20/02/2025
<b>Number of persons</b>	2
<b>Total incl. VAT.</b>	€ 1.922,96
Security deposit	€ 1.500,00



### Living space

60m<sup>2</sup>



### Maximum occupancy

4 Persons



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

1 private bathroom 2 Separated bedrooms



### 1. floor

Elevator available



### Check-in

10:00 - 22:00 Clock



### Check-out

11:00 - 13:00 Clock

## Sleeping options

### Bedroom 1



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

### Bedroom 2



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

## Descripton of accommodation

The modern, 60 square metre flat is located on the first floor of a residential complex and has its own sunny, south-west facing garden. The furnishings are of high quality and mostly made of solid wood.

The centrally located eat-in kitchen leads to the bedroom, the guest room and the 50 square metre garden. The bedroom also has its own access to the garden.

On the same level as the flat there is a laundry room, a bicycle storage room and a private storage room.

The Danube recreation area is a 5-minute walk away. The Millenium City shopping centre and the Handelskai underground/railway station are around a 10-minute walk away.

## Equipment features



### Basic equipment

- Terrace
- Community washing machine
- Bedclothes
- Private toilet
- Vacuum cleaner
- Cleaning utensils
- Garden
- Community dryer
- Towels
- Private parking space
- Iron & ironing board
- Hairdryer



### First supply

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



### Kitchen

- Private kitchen
- Cooking utensils
- Coffee machine
- Microwave
- Kitchenette
- Glasses/Tableware
- Dishwasher

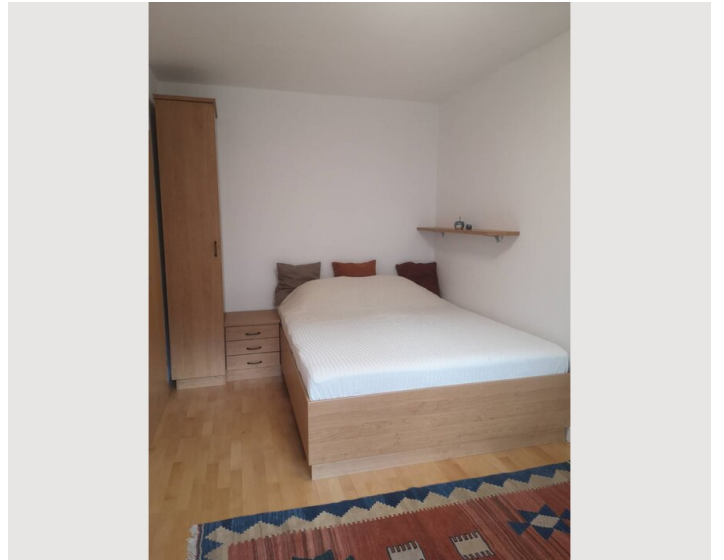
## Informations

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

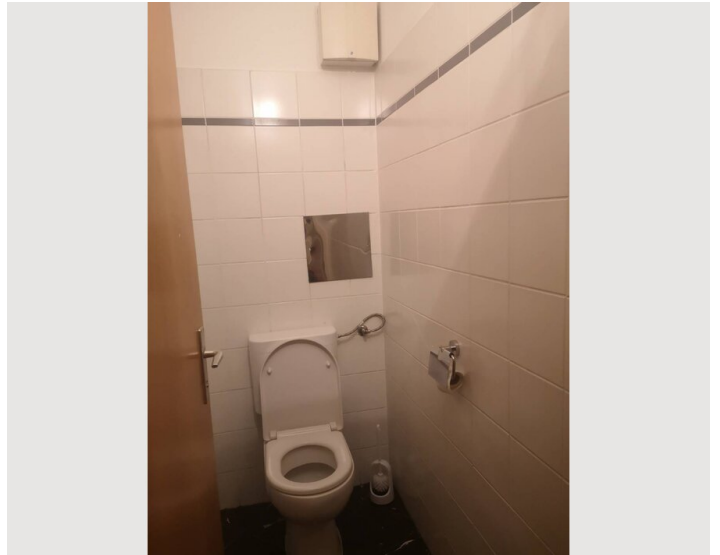
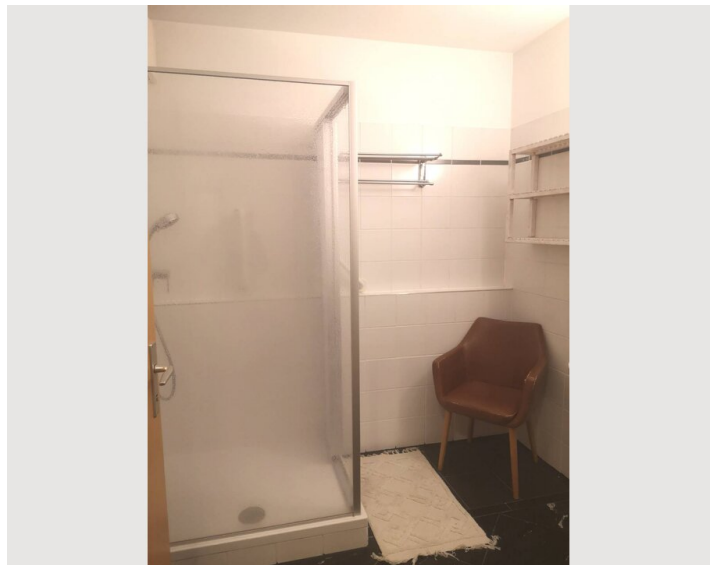
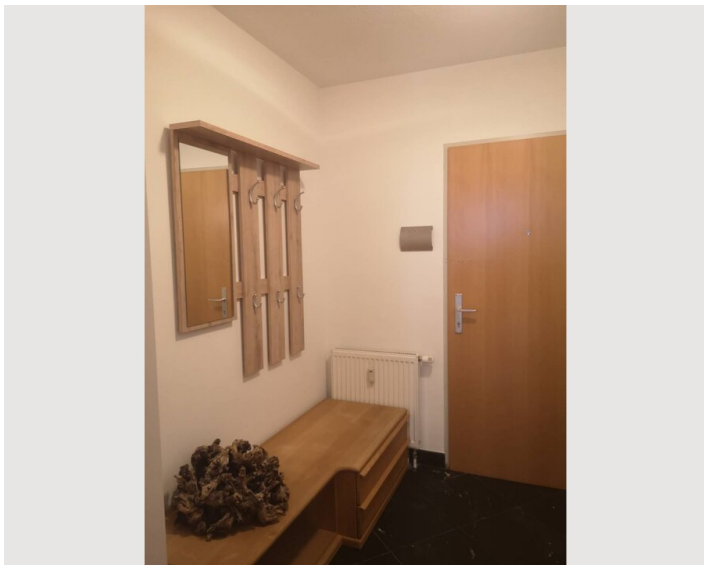
## Additional services

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






## Picture gallery







## Infrastructure

-  Train und Subway Station at 600 m distance
-  30 min by public transport, direct connection
-  Several bus stopps very close
-  50m distance
-  20 min with public transportation

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The surrounding infrastructure is almost perfect. The nearest supermarket is 50 m away, the Milleniumcity shopping centre with its many different shopping and leisure options, such as restaurants, fitness and wellness facilities, cinema and cafés, is around 500 m away. The underground, rapid transit railway, various bus and tram lines can also be reached in a maximum of 10 minutes.

The residential building has underground car parking spaces, which can be rented separately.

The Danube promenade is 50 metres away.

## Location

