Modern & bright attic apartment with balcony (2 rooms, near U1)

Rent: 945 Euro per month

The apartment consists of a bright living room with a modern high-end kitchen, a quiet sleeping room (courtyard, no direct neighbors), a bathroom with tub, toilet, and basin, and the hallway. The surface is ~52.5m² plus a 12m² balcony on the east side with a remarkable panorama, including a view of Stephansdom. Large balcony windows/doors with triplex glass suffuse the living area with bright light and low energy use in winter. Electric rolling shutters fend off summer heat; two air conditioners ensure additional cooling. The apartment is located in the (top) 6th floor and further includes a dry, spacious cellar compartment.

The appliances are of highest standard and include a Miele induction cooker, an oven and dishwasher from Bosch, a Liebherr fridge (with freezing compartment), and two LG A/Cs. Partly-furnished options can be discussed.

The building is a modern development (<10 years, 3 levels) on top of a 100-year building structure and equipped with an elevator and a central gas heating system (installed in the floor).

The neighborhood is rapidly developing. Historically a working-class and Turkish middle-class immigration district, with associated shops and restaurants, it is now home to some of the most innovative urban developments, including a novel “superblock” (Barcelona-inspired, traffic-calmed, climate-resilient area), the ongoing extension of metro U2 into the area, and the “Neues Landgut” urban development project. The nearest supermarkets are one block away (Billa and Etsan), several alternatives within 5 walking minutes (Eurospar, Hofer). A pharmacy is two blocks away.

The location: 10th district (Neilreichgasse/Buchengasse), about 10 minutes walking distance from U1 Reumannplatz and the Matzleinsdorfer Platz train station. Tram 6 is one block away, runs on high frequency, and connects quickly to Reumannplatz and Matzleinsdorfer Platz. CEU is 10 minutes by public transport or 20 minutes walking distance. The recreation area Wienerberg is about 1 km away and allows for enjoyable runs or walks (which connect to several urban hiking paths). The historic Amalienbad on Reumannplatz makes for 33m swimming lanes and offers sauna. From Reumannplatz, a pedestrian shopping area stretches all the way to Hauptbahnhof.

For more pictures see:
https://immobilien.derstandard.at/immobiliensuche/inserate
(ObjNr. p14222294)

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