



FURNISHED · FOR RENT · 1220 VIENNA · DONAU CITY

Your own garden. Five minutes' walk to the UN.

Furnished apartment next to the Vienna International Centre

3 rooms with loggia, terrace and private garden · available from 1 January 2027

approx. **87 m²**
usable area incl. loggia

approx. **54 m²**
loggia, terrace, garden

2 bedrooms
furnished

€ 2,300
per month incl. service charges

City living with a touch of holiday

This modern, furnished apartment combines urban living with a holiday feeling. It is located in Donau City, a short walk from the Vienna International Centre and the Danube, and is ideal for staff of the UN, IAEA, UNIDO, CTBTO and other international organisations on assignment in Vienna.

From the spacious living and dining room, two large glass doors open onto the covered loggia, the wooden terrace and your own garden lawn. Whether it is a morning coffee, a book in the sun or dinner with friends, the outdoor space is a real retreat in the middle of the city.

The residential complex has its own fitness studio with wellness area, three indoor playrooms for children of different ages and a guest garage. A parking space can be rented on request.

Property	Furnished rental apartment, 3 rooms (2 bedrooms)
Address	Leonard-Bernstein-Straße, 1220 Vienna (Donau City)
Usable area	approx. 87 m ² incl. loggia
Outdoor space	loggia approx. 12 m ² , terrace approx. 12 m ² , garden approx. 30 m ²
Furnishing	furnished; second bedroom furnished or empty
Residential complex	fitness studio, wellness area, children's playrooms, guest garage
Available from	1 January 2027
Total rent	€ 2,300 per month incl. service charges

Your own garden

Loggia, wooden terrace and garden lawn: approx. 54 m² outdoors

5 min to the VIC

On foot to the Vienna International Centre and to two U1 stations

Ready to move in

Furnished; second bedroom furnished or empty

Great for families

English-language kindergarten in the complex, bilingual schools nearby



LIVING · DINING · KITCHEN

One room for the whole day

Living, dining and cooking flow into one another. The dining table seats six, the sofa invites you to relax, and the large windows let in plenty of daylight and a view of the garden. The kitchen is equipped with a high-quality stove, oven, dishwasher and a large refrigerator.



Living area



Kitchen



Bedroom



Second bedroom (furnished or empty)

BEDROOMS · BATHROOM

Two bedrooms, flexible use

The main bedroom is fully furnished with a double bed, two bedside tables and a large wardrobe. The second bedroom can be rented furnished or empty: as a children's room, guest room or home office. The renovated bathroom has a bathtub with glass shower screen, a double basin and a washing machine; a separate guest WC and a large built-in wardrobe in the hall complete the private area.



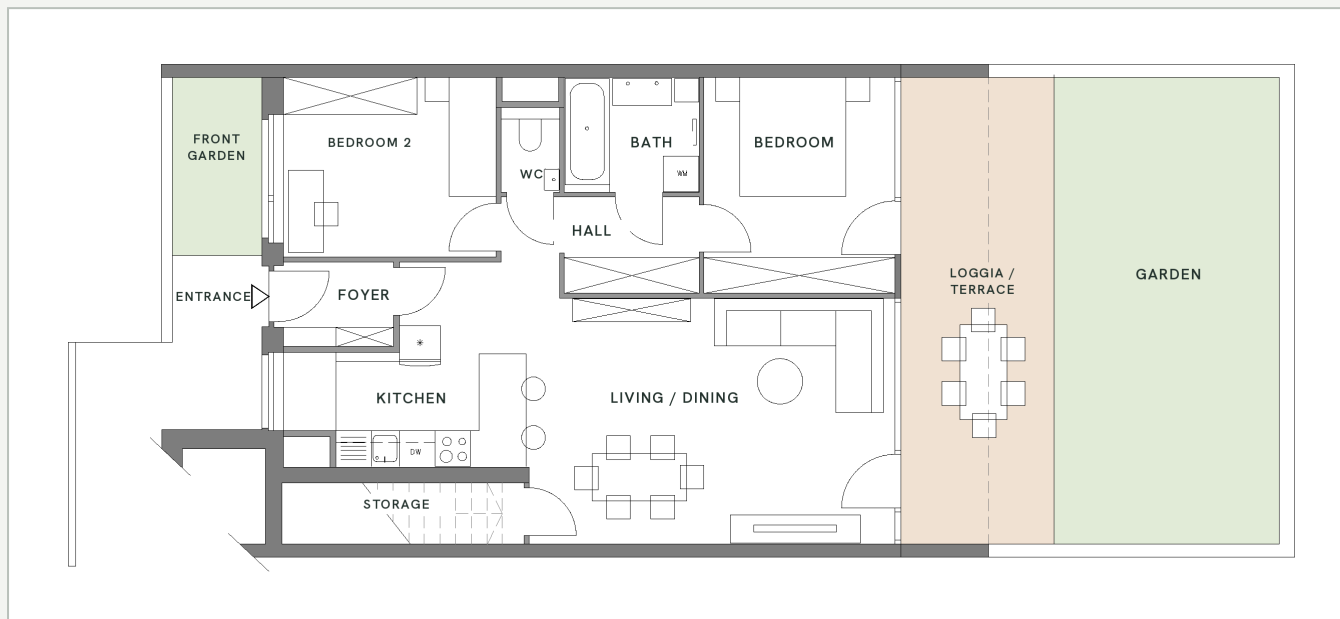
Bathroom



Guest WC

FLOOR PLAN

Approx. 87 m² inside, approx. 54 m² outside



Schematic drawing, not to scale. Furniture shown as an example.

Furnishings and features

Entrance hall, fully furnished

Living and dining area with dining table, 6 chairs and sofa

Kitchen with stove, oven, dishwasher and large refrigerator

Bedroom with double bed, two bedside tables and large wardrobe

Second bedroom furnished or empty, as you prefer

Bathroom with bathtub, glass shower screen, double basin and washing machine

Separate guest WC with hand basin

Large built-in wardrobe in the hall, storage room next to the kitchen

Covered loggia, wooden terrace and private garden



NEIGHBOURHOOD

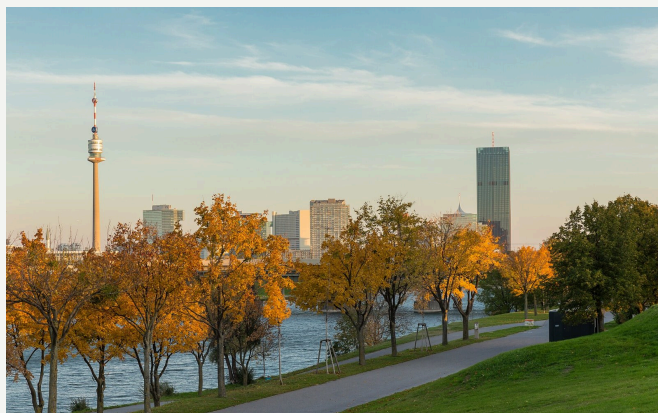
Green space meets skyline

Few places in Vienna combine nature and city as closely as Donau City. Right outside the door are the New Danube with Copa Beach, the Danube Island with its kilometres of riverside paths and the wide meadows of the Donaupark, with the skyline of Donau City and the Vienna International Centre always in view.

Above: New Danube, Danube Island and DC Tower, seen from the Reichsbrücke a few steps from the apartment



Donaupark with the Vienna International Centre



Autumn on the Danube with Danube Tower and DC Tower



Open meadows of the Donaupark next to Donau City

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LOCATION

Donau City: work, city and the Danube on your doorstep

The apartment is located in Donau City in Vienna's 22nd district, between the Vienna International Centre and the Danube. The U1 underground takes you to Stephansplatz in the heart of the old town in about ten minutes.

5 min walk to the Vienna International Centre	5 min walk to the U1 stations Kaisermühlen-VIC and Donauinsel	10 min by U1 to Stephansplatz	20 min by car to Vienna Airport
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Schools & childcare

Vienna English Preschool (English-language kindergarten)	in the residential complex
Primary school Donau-City (bilingual VBS classes), KIWI kindergarten	adjacent to the complex
Stella International School: bilingual kindergarten, primary school, Gymnasium	3 min walk
Vienna International School (English-language)	approx. 2.8 km

Distances

Vienna International Centre	approx. 5 min walk
U1 Kaisermühlen-VIC and U1 Donauinsel	approx. 5 min walk
Copa Beach on the New Danube, Donaupark	a few steps away
Donauzentrum, Vienna's largest shopping centre	2 stops by U1
Vienna Airport	approx. 20 min by car

Distances and travel times rounded.

LOCATION MAP

Between the UN, the Danube and the Donaupark



Leisure

Copa Beach on the New Danube and the Donaupark right on your doorstep, Danube Island and Old Danube within walking distance, with plenty of options for tennis, padel, volleyball and golf nearby.

Everyday life

Shops for daily needs, restaurants, doctors and a pharmacy in the immediate vicinity. The Donauzentrum, Vienna's largest shopping centre, is two U1 stops away.

RENT & CONDITIONS

€ 2,300 per month, no agency fee

Total monthly rent	€ 2,300.00
Base rent	€ 2,105.46
Service charges (Betriebskosten)	€ 194.54
Heating and hot water	not included, billed by consumption
Electricity, internet, TV	contracted and paid directly by the tenant
Security deposit	€ 7,500
Agency fee	none, directly from the landlord
Available from	1 January 2027
Lease	5-year fixed term, extension possible
Parking	garage space can be rented on request
House rules	non-smoking, no pets
Energy certificate	HWB 49.61 kWh/m ² a (class B) · fGEE 0.958 (class B)

Book a viewing

I will be happy to show you the apartment in person, in English or German.

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Photos, floor plan and inquiry form: donaucity-apartment.netlify.app



All information is based on details provided by the landlord and is given without guarantee. Errors and prior letting excepted. This brochure does not constitute a binding offer.