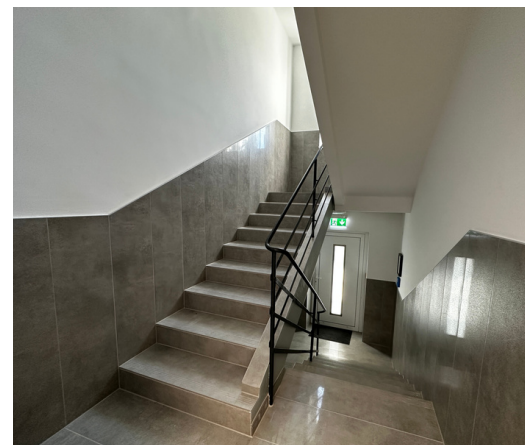




# AJO VETMED

JOSEF-BAUMANN-GASSE 20

## Property



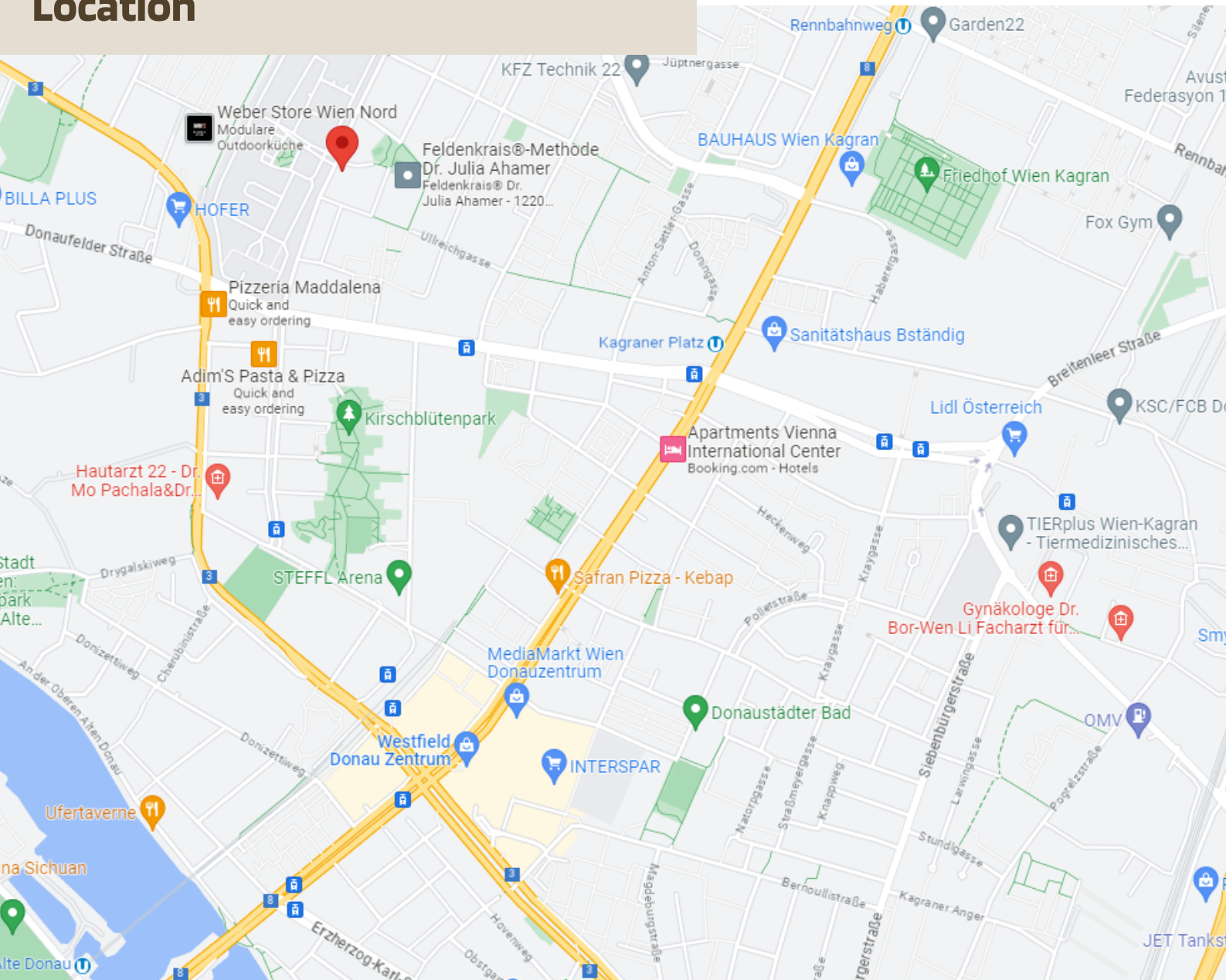
Facing the Vetmeduni main entrance, AJO Vetmed is a fully renovated building with garden, which offers 14 studio apartments of different categories, from 11-35m<sup>2</sup> on four floors.

In order to meet the highest technical standards, the building is equipped with controlled residential ventilation system, electronic access solutions and state-of-the-art network technology. Because we at AJO Apartments Vienna value environmental awareness, we rely on a modern water-to-water heat pump, which is considered one of the most efficient and environmentally friendly heating systems. In addition, the building features a photovoltaic system that contributes to generating electricity.

### Key features

- Short and long term
- Incl. operating costs
- WIFI
- Fully furnished
- Garden
- Balcony/Terrace

# Location



In the immediate vicinity you will find numerous supermarkets as well as the famous shopping center Donauzentrum as well as the headquarter of the United Nations (UNO-City). Public transport, including bus 27A and tram lines 25 and 26, are within convenient reach. The subway station U1 Kagran is only 8 minutes away enables you to reach the city center within 20-25 minutes.

## vetmeduni

University of Veterinary Medicine, Vienna



## Business Souterrain Studio



This 11 sqm souterrain studio apartment offers comfort and convenience. It features a French double bed, a fully equipped kitchenette, a modern bathroom and an inviting terrace facing the garden or courtyard.

The location is particularly convenient for students and staff of the University of Veterinary Medicine Vienna (Vetmeduni) as tourists.

### Key features

- 11 m<sup>2</sup>
- For 1-2 people
- Terrace
- Equipped kitchenette
- Incl. operating costs
- WIFI

## Balkony Studio



This 13 sqm balcony studio offers everything you need for a pleasant stay. Featuring a cozy French double bed, a fully equipped kitchenette, a modern bathroom, and a private balcony with street or garden view, this is a perfect place to work or relax. The thoughtfully designed layout maximizes the use of space, ensuring both comfort and functionality.

### Key features

- 14 m<sup>2</sup>
- For 1-2 people
- Private balcony
- Equipped kitchenette
- Incl. running costs
- WIFI

## Penthouse Apartment



An exclusive 35 m<sup>2</sup> penthouse apartment with double bed and sofa to relax. The fully equipped kitchen with stovetop and dishwasher allows self-catering. Two private balconies with street and garden views invite to enjoy the fresh air. With high ceilings and ample natural light, this penthouse exudes an open and airy ambiance, creating a truly inviting atmosphere. Additionally, the modern amenities and thoughtful design make this apartment a perfect blend of comfort and style, providing you with a delightful living experience.

### Key features

- 35 m<sup>2</sup>
- For 1-3 people
- 2 private balconies
- Equipped kitchen
- Dishwasher + stovetop
- WIFI

We look forward to hearing from you!

## **AJO Apartments Vienna**

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