# DAS WINZER MANUAL

## Accessibility

Our building is a renovated historic structure, and we strive to ensure accessibility for everyone. Suites 01, 02, 07, and 08 are accessible barrier-free from the ground floor. Suites 03, 04, 05, and 09 are only accessible via stairs. Please consider this when making your booking.

## Arrival

Public Transport:

The tram stop “Pötzleinsdorf” (line 41) is only a 3–4 minute walk away. From there, you can reach the city center (Schottentor) in about 20 minutes.

Along this tram line, you can transfer at “Gersthof” to the rapid transit line S45 as well as tram lines 40 and 9, and bus 10A.

At “Währinger Straße/Volksoper”, tram line 41 connects to the U6 metro line. Transfers to bus line 40A and tram lines 40 and 42 are also possible.

Another major hub is “Spitalgasse”, offering connections to tram lines 5, 12, 37, 38, 40, and 42.

At the final stop “Schottentor”, you can transfer to the U2 metro and all Ringstraße tram lines: D, 1, 37, 38, 40, 42, 43, 44, 71, as well as buses 1A and 40A.

A night bus, N41, runs directly from the city center to “Pötzleinsdorf”.

Printed maps of the Vienna public transport network are available for free in the lobby. Alternatively, we recommend downloading the Vienna public transport app “WienMobil,” which provides up-to-date departures, disruptions, and route planning.

By Car:

Enter our address into your GPS: 1180 Vienna, Pötzleinsdorfer Straße 93. Parking is available directly along Pötzleinsdorfer Straße. Please remember that street parking is subject to fees throughout Vienna. For parking tickets, you can use the “Handyparken” app.

By Bicycle:

A wide network of bike paths is available. From the “Pötzleinsdorf” tram stop, a newly designed cycle path leads into the city.

Feel free to rent our electric bicycles for your explorations. Inquiries: booking@daswinzer.at or via your booking platform.

## At a Glance

Upon arrival, you will find a floor plan of all suites and ancillary rooms directly after entering the building, to help you navigate. You will also find this floor plan on our website. With your booking, you will receive detailed access instructions for your suite.

## Bathroom Amenities

Each bathroom is equipped with a walk-in rain shower, heated towel rail, illuminated mirror, washbasin with cabinet, WC (sometimes separate), hairdryer, 2 hand towels and 2 bath towels per guest, and 2 bath mats.

If you need additional towels, please feel free to contact us.

## Bedding

Our suites are equipped with allergy-friendly bedding.

If you need an additional pillow or prefer a different type, please let us know in advance so we can provide alternatives.

## Bicycle Rental

Two e-bikes are available for rent at €25 per day. To reserve, send us a message via your booking platform or email us at booking@daswinzer.at.

## Check-in

Check-in time: from 3:00 PM

Pre-Check-In: Before arrival, please complete the online registration by submitting your personal data and ID documents. All necessary information will be sent to you up to 2 weeks

before arrival. Kindly complete the registration at least 24 hours prior to arrival. Access codes are only issued after successful registration.

Self Check-In: Access is provided via an electronic lock system. You will receive your personal code by email or message before arrival. The code is valid from 3:00 PM on the arrival day until 11:00 AM on the departure day.

The code unlocks both the building entrance and your suite. For stays longer than 3 months, each apartment receives 2 electronic access chips, placed in the apartment upon arrival.

Please do not share your access code with third parties. Report lost access chips immediately to booking@daswinzer.at or via your booking platform.

Early check-in is possible upon request and subject to availability.

We wish you a wonderful stay!

## Check-out

Check-out time: until 11:00 AM

Please leave the access chips on the table in the apartment.

Your access code and chips expire at 11:00 AM on the departure day.

Please ensure that:

- you vacate the apartment by 11:00 AM
- all windows are closed
- lights are switched off
- trash is disposed of (please follow waste separation rules)
- all kitchen utensils are cleaned
- fridge, freezer, and cupboards contain no food
- all appliances are switched off
- you have packed all personal belongings

Late check-out is possible upon request for an additional fee; please inquire at least 24 hours before departure: booking@daswinzer.at.

We wish you a safe journey home!

## Cleaning Service

For long-term stays, rooms are cleaned every 2 weeks; bed linens are washed and replaced.

Additional cleaning can be booked for €50 per service via booking@daswinzer.at.

Additional bed linen changes are available for €15 per bed.

## Cleaning Supplies

Your suite includes a vacuum cleaner, broom and dustpan, shower squeegee, and Swiffer. You will also receive a starter kit containing:

dish towels, sponges, microfiber cloth, dishwasher tablets, laundry tablets, dishwashing liquid

## Contact

We are available by phone during office hours:

Mon–Thu 08:00–16:00, Fri 08:00–12:00

Tel.: +43 1 894 52 51

You may also contact us at booking@daswinzer.at.

We aim to respond to all inquiries as quickly as possible.

## Events & Event Space

“Das Winzer” is a place for community and enjoyment. On the garden level of the west wing is our event space with garden pavilion, terrace, and professional kitchen. We regularly host small-scale culinary and artistic events. Details can be found in our event calendar.

The event space can also be rented half- or full-day for private events, meetings, gatherings, or other functions. More information can be found online.

## Floor Plan

Upon arrival, you will find a floor plan of all suites and ancillary rooms directly after entering the building. You can also find it on our homepage. With your booking, you will receive detailed access instructions for your suite.

## Garden & Courtyard

Enjoy the view from your suite into the courtyard and garden. Please do not step on the landscaped green areas.

The lawn beside the terrace on the lower level may be used freely, as may the terrace when no events are scheduled.

In front of Suite 2, you'll find a herb garden—feel free to use herbs for cooking. Please take only what you need and leave enough for other guests.

Access to the adjacent garden beyond the bamboo fence is prohibited; this is a service area for staff only.

## Hairdryer

Every suite includes a hairdryer located in the bathroom.

## Insurance

"Das Winzer" and the provided furnishings are covered by our building insurance.

Personal belongings brought by guests are not covered and should be insured individually. Any damages or liabilities caused by your own actions must be covered by your own liability insurance. Please inform us of any damage to the property or furnishings.

The main tenant is liable for all damages, including those caused by guests; repair costs will be deducted from the deposit.

## Intercom

Each suite is equipped with an intercom system allowing you to open the main entrance door from your suite.

## Iron & Ironing Board

Two irons and ironing boards are available in the shared laundry room located in the ground-floor lobby. Please return them after use.

## Kitchen Equipment

Every suite includes a fully equipped kitchen with:

Refrigerator with freezer compartment (Suite 9 has a separate freezer)

Dishwasher

Electric stove

Oven

Extractor hood

Coffee machine (Nespresso)

Electric kettle

Toaster

Waste separation system (residual waste, paper, organic waste)

Additionally, you will find:

Small plates, large plates, soup plates

Small bowls

Espresso cups, coffee cups with saucers

Tea cups

Egg cups

Water glasses, wine glasses, water carafe

Cutlery set (knife, fork, spoon, teaspoon)

Salt and pepper shakers

Sharp knives

Cutting boards

Pans, pots, baking dish, pot coasters

Cooking utensils (spatula, whisk, peeler, scissors, etc.)

Grater

Sieve

Bottle opener

Ice cube tray (in freezer)

Egg container (in fridge)

Dish towels

Hand mixer available on request

## Laundry Room

All guests may use the laundry room in the lobby on the ground floor, which contains a washer–dryer combination unit.

The access chip is located in your suite (on the kitchen counter or coat rack).

The cupboard contains additional cleaning items, two irons, two ironing boards, a drying rack, and sewing supplies. Please return everything after use.

## Lobby

The lobby features a cozy lounge area for relaxation. You are welcome to spend time there, but please refrain from eating in this area.

If you bring drinks, please take them with you and tidy up before leaving.

Books and brochures are available; books may be borrowed and should be returned after use. Brochures are free to take.

## Luggage Storage

We currently do not offer on-site luggage storage. Lockers are available at all major train stations.

## Mail

For long-term stays, a mailbox is assigned to your apartment. The key is provided in your suite upon arrival.

## Pets

Pets are allowed with prior notification in reasonable numbers. A fee of €100 (incl. VAT) per pet per month applies.

## PIN Code

You will receive a personal PIN code valid for the duration of your stay. It provides access to the building entrance, your suite, the laundry room, and the fitness room.

Please do not share this code.

It is valid from 11:00 AM on the arrival day until 3:00 PM on the departure day.

The code will be sent to you before arrival after completing the pre-check-in.

## Shopping

The area around “Das Winzer” offers many culinary highlights to explore. Next door is a long-standing bakery with its own on-site bakehouse—local quality at its best.

A 10-minute walk or one tram stop away, you’ll find two supermarkets, a pharmacy, an Italian deli, a hairdresser, and another bakery branch with a café.

At “Gersthof”, you will find shops for all daily needs, and along Währinger Straße many shopping options. At “Kutschgergasse”, you can enjoy the famous Kutschkermarkt, especially vibrant during the Saturday farmers’ market.

Tram line 41 also takes you directly into Vienna’s city center with access to all major sights and shopping areas.

For more recommendations, please consult the Grätzl Guide in your suite.

## Smoking

Das Winzer is a smoke-free house — with one exception.

Please don’t smoke in the suites, in any indoor space, or on balconies and terraces. We also ask you not to smoke in the courtyard: smoke drifts quickly to the neighbours.

The large lower shared terrace is open for smoking, as long as no event is taking place and no one else in the house is bothered.

You’ll find all the details in the house rules.

A €500 fee may be deducted from the deposit for violations.

Any smoke damage inside the suite will be charged to your credit card.

## Smoke Detectors

All suites are equipped with battery-powered smoke detectors. If you hear a loud beeping sound, the battery is low—please inform us so we can replace it promptly.

## Toilet paper

Further supplies can be purchased at nearby supermarkets and drugstores.

## Underfloor Heating & Cooling

All suites are equipped with underfloor heating controlled by a central thermostat.

In summer, the system cools the floor using cold water. This is not an air-conditioning system. Both heating and cooling are slow-reacting systems; changes to the thermostat may take several hours to be felt, as the entire floor mass must warm or cool accordingly.

Please note:

This is a low-temperature system; open windows for extended periods will prevent it from maintaining the set temperature.

In summer, cooling is only effective when combined with exterior shading, as the large windows otherwise admit too much heat for the system to compensate.

## Video Surveillance

The main entrance and lobby are monitored 24/7 for security reasons.

## Waste Disposal

Accessible from the courtyard next to the lobby is the waste room. Please dispose of waste in the appropriate bins and observe recycling rules.

Bins are available for: residual waste (black), paper (red), organic waste (brown), as well as a battery collection box and a container for used cooking oil.

For larger amounts of frying oil, complimentary “Wöli” containers are available. Do not dispose of oil in sinks or toilets.

More information can be found in the waste room and in your suite’s information folder.

For any questions, please contact booking@daswinzer.at.

We wish you a wonderful stay!

Das Winzer Team