

***City apartment/shared flat
in the heart of Dornbirn – only 3
minutes to the Vorarlberg University
of Applied Sciences***

Realschulstr. 6, Top 4, 6850 Dornbirn



Key Facts – The Building

- **Street:** Realschulstraße
 - **Number:** 6
 - **ZIP Code:** 6850
 - **City:** Dornbirn
 - **Year of construction:** 1962 (completely renovated since then)
 - **Type of heating:** Gas
 - **Use:** Residential and office building
 - **Unit:** Top 4 – entire 4th floor
-

Layout of the apartment

5 rooms, 2 bathrooms, guest WC, storage room, corridor

- **Living space:** 143.65 m²
- **Basement:** approx. 15 m²
- **1 parking space**

Shared use of bicycle storage, laundry room (two private washing machine connections also available in the apartment) and a rooftop terrace

Special features

- Entire 4th floor, elevator access directly into the apartment
- 1 parking space in the city center
- Bright, spacious rooms with a generous layout and 2.76 m ceiling height
- Open-plan kitchen/dining area with loft character, custom-made kitchen with high-quality appliances
- Two bathrooms and a guest toilet
- 1 Bedroom, 1 bathroom, and living room fitted with high-end built-in furniture
- The apartment can be divided into two separate areas – ideal for combining living and working or for multigenerational living. The apartment is suitable for a shared flat.
- Optional second mailbox and two separate doorbells with intercom system

- Second kitchen in the rear area (can be removed if not needed)
 - Spacious basement storage with high ceilings
 - Shared rooftop terrace with 360° panoramic views of the mountains and the Lake Constance in the distance – perfect for relaxing
-

Apartment description

Welcome to your new home on the 4th floor of a well-maintained residential and office building – with exclusive elevator access directly into the apartment.

This unique space features 143.65 m² of living space with 5 rooms, 2 bathrooms, guest toilet, storage room, and a corridor.

Enjoy a smart layout, airy 2.76 m ceilings, and light-filled rooms that create a modern yet cozy atmosphere.

The high-end custom kitchen is equipped with premium appliances and offers the perfect setting for cooking and entertaining.

The apartment is barrier-free and offers a high level of comfort thanks to the elevator's direct access.

Two bathrooms – one with a bathtub – provide privacy and comfort, especially for families or those combining living and working. A second kitchen in the rear area offers flexibility – ideal for home office, guests, children, or business use. Removal is possible upon request.

The large basement room with high ceilings offers plenty of storage or wine cellar potential. Also included: one private parking space, access to a shared bicycle room, laundry room, and a rooftop terrace with a 360° panoramic view – perfect for relaxing or social evenings high above the city.

Costs

- **Monthly rent:** € 1,578
 - **Parking:** € 68
 - **Operating cost (incl. elevator and shared areas):** € 421
 - **Total:** € 2,067 / month
 - **Security deposit:** 3 monthly rents (payable in cash or via bank guarantee)
-

Additional Information

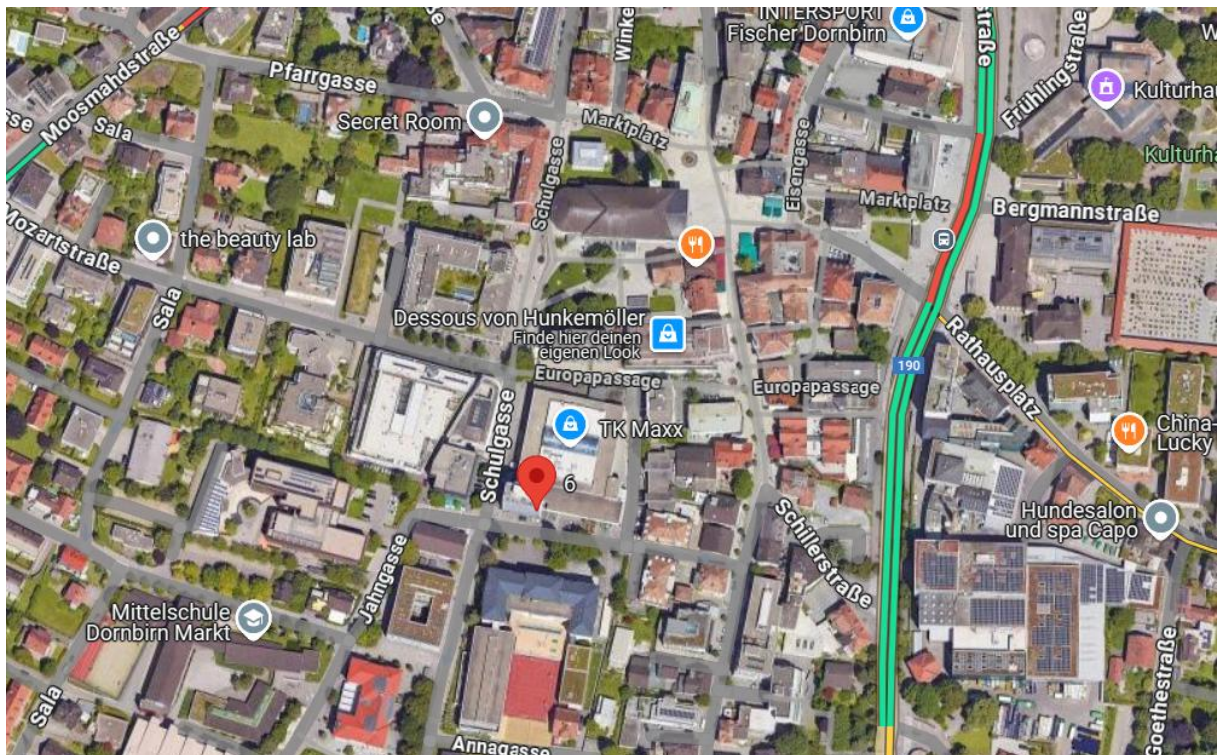
- No pets allowed
- Energy performance certificate available upon request (Energy efficiency rating: B)
- The apartment is available from: September 1, 2025

Prime location in the city centre of Dornbirn

Located in a quiet yet central street with urban flair, just steps away from shops, cafés, restaurants, pharmacies, and everything needed for daily life.

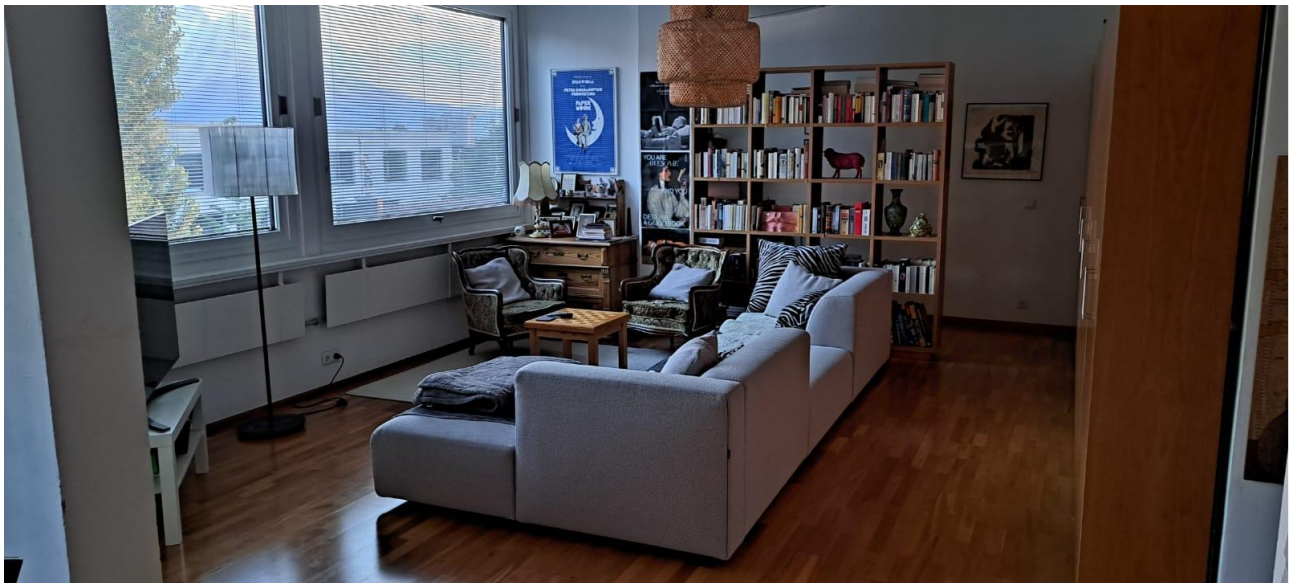
Schools, kindergarten, and public transport are all within close reach – ideal for couples, families, professionals working from home, or business travelers. The nearby city park and recreational areas offer balance to urban life.

This rare combination of central location and high-quality living makes this apartment special.



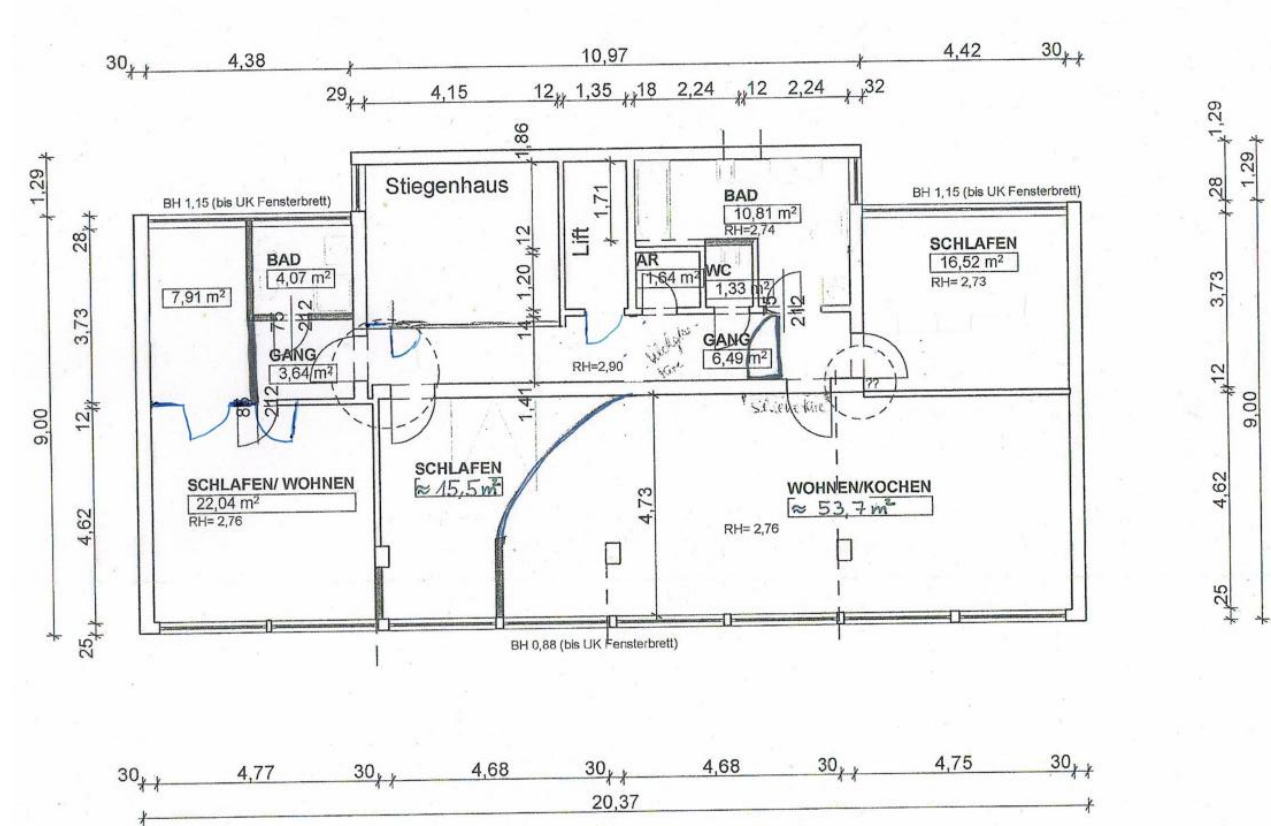
Photos of the apartment:



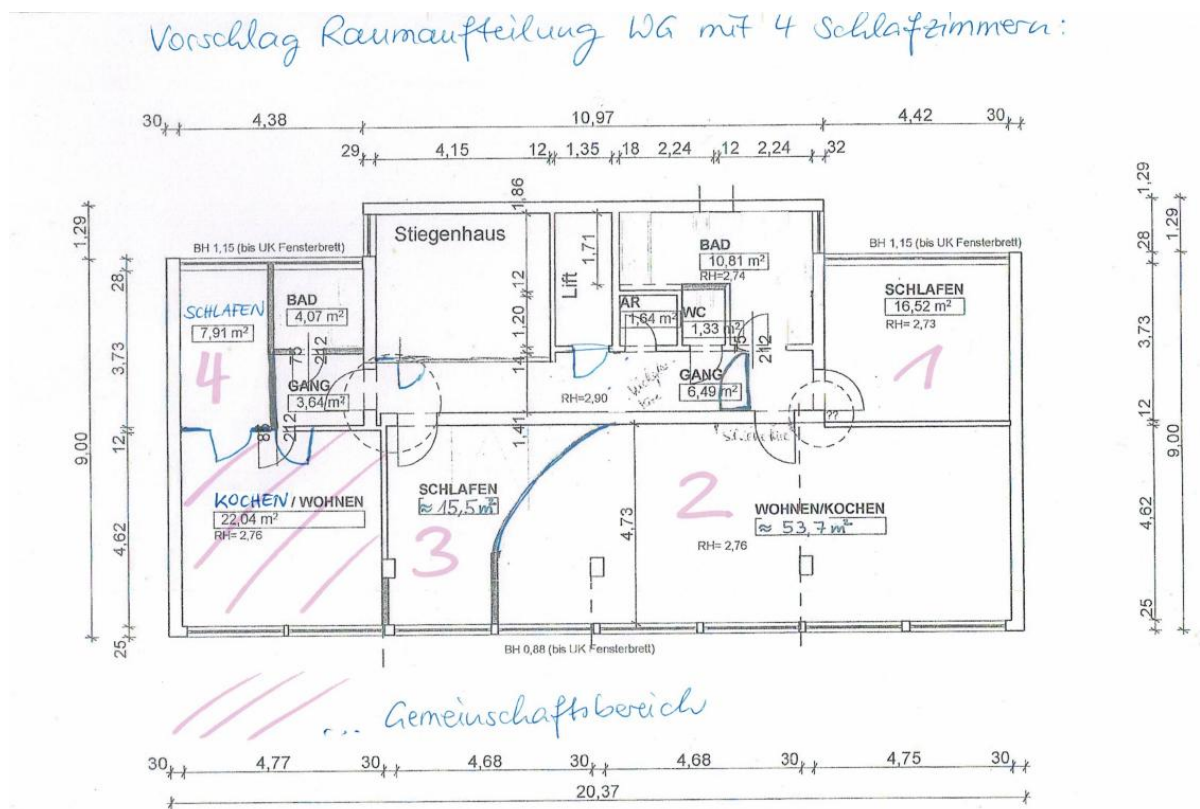




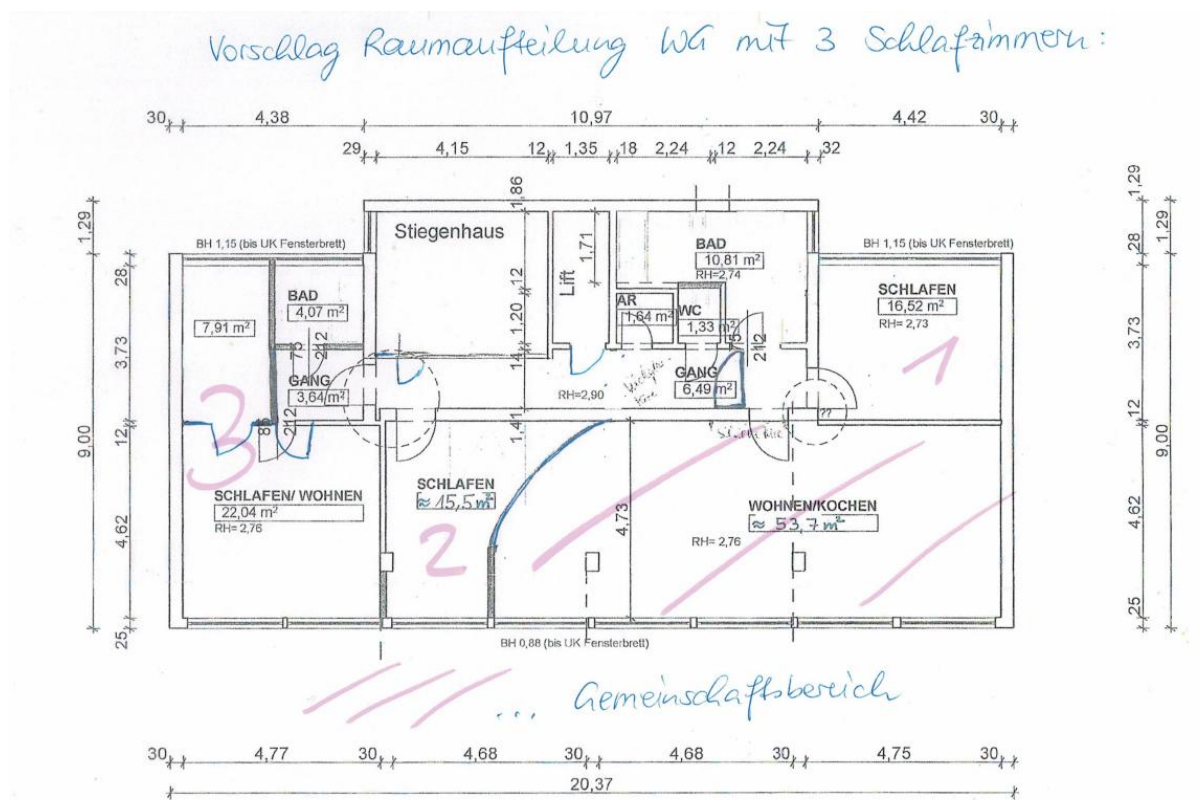
Floor plan:



If shared by 4 people/4 bedrooms – shared living room and kitchen: 22,04 m²:



If shared by 3 people/3 bedrooms – shared living room and kitchen: 53,7 m²:



360° panoramic view over Dornbirn: Stunning views of the Staufen, the Swiss mountains and the Lake of Constance.



Parking space right in front of the house in the heart of the city:



Contact details:

Christine Schwarz-Fuchs

e-mail: info@csfm.at

phone or WhatsApp: +43 664 1669016