



2 ROOM APARTMENT, 8020 GRAZ

Nice small flat located in Lend

Object number: FEVY1

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Small, bright 2 room apartment. Located on the Kalvariengürtel and thus in close proximity to the AVL. Fully furnished including WLAN with unlimited data volume. In the immediate vicinity are two bus stops (Fröbelpark & Kalvarienbergstraße).

Period	15/12/2025 - 15/01/2026
Number of persons	2
Total incl. VAT.	€ 1.518,07
Security deposit	€ 1.200,00



Living space

40m²



Maximum occupancy

2 Persons



Complete accommodation [?]

1 Private bathroom 1 Separated bedroom



1. floor

Elevator available



Check-in

17:00 - 21:00 Clock



Check-out

17:00 - 21:00 Clock

Sleeping options

Sleeping room



1x Double bed (1,60 m x 2 m)

Description of accommodation

The 40m² 2 room apartment is located on the 1st floor with elevator directly at the Kalvariengürtel. The apartment is ideal for singles as well as for couples.

All rooms are separately accessible via the hallway and are divided as follows:

Storeroom with freezer and shelf for storage etc.

Toilet

Bathroom/kitchen (see photos)

bedroom/study

living room/dining room

Balcony (3m²)

Internet with unlimited data volume.

Due to the north-west orientation, in the morning until past noon the kitchen and the bedroom/study are very nicely lit. In the afternoon until evening the living room/dining room.

The bus stops Fröbelpark and Kalvarienbergstraße with the bus lines 40, 48, 53, 62, 67(E)... are in the immediate vicinity and also the Lendplatz is within walking distance or by bike (5min). The Murradweg is within walking distance and an unbeatable fast walking and cycling connection to the Pädagogische Hochschule at Hasnerplatz (5min by bike). To the university, depending on bike speed 10-13min. To AVL it is 5min by bike or you can take the 40 bus (Fröbelpark) which takes you directly to the company's entrance gate.

Parking is available around the corner (Austeingasse), with green zone parking. Around the same corner is an underground garage with the possibility of renting a parking space.

Equipment: cellar, bike cellar, drying room, washing machine, refrigerator, freezer, stove top + oven, vacuum cleaner, fully furnished (no TV), dishes, bed linen, towels, coffee machine, fully equipped.

Equipment & Features



Basic equipment

- Balcony
- Internet/Wifi
- Bedclothes
- Private toilet
- Iron & ironing board
- Garden sharing
- Private washing machine
- Towels
- Vacuum cleaner
- Cleaning utensils



First supply

- Toilet paper
- Soap
- shampoo



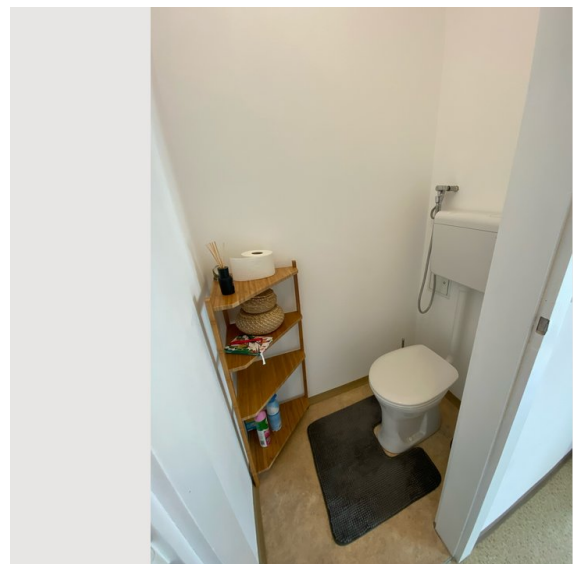
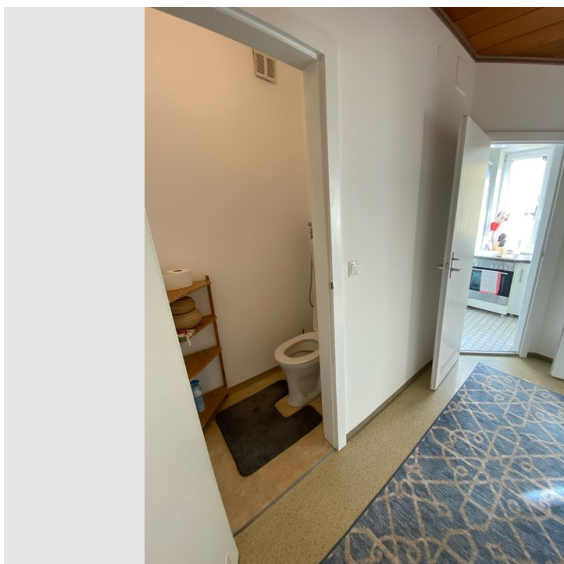
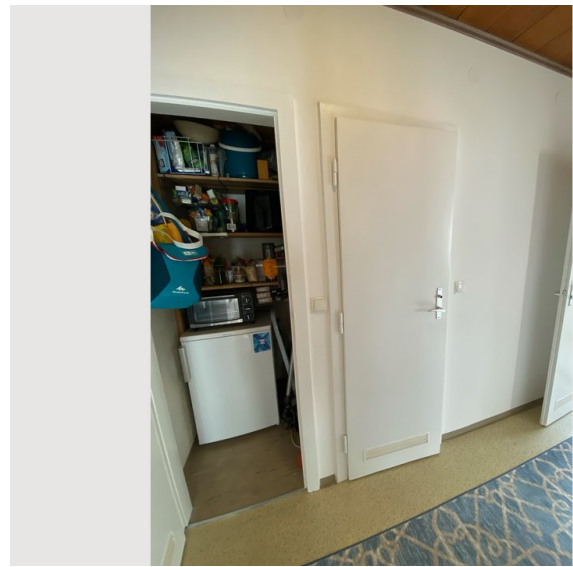
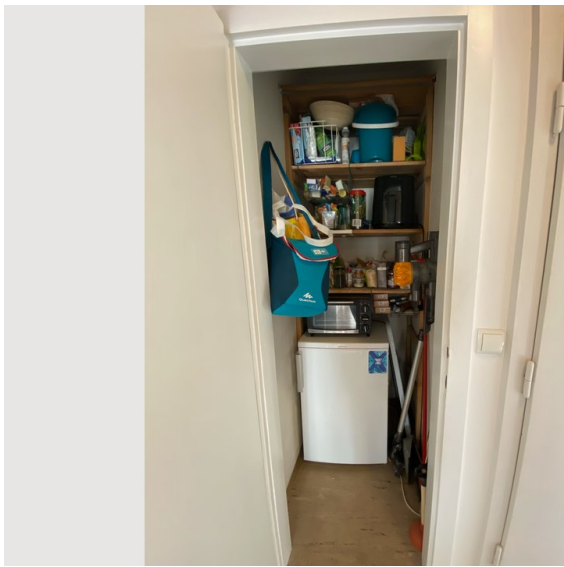
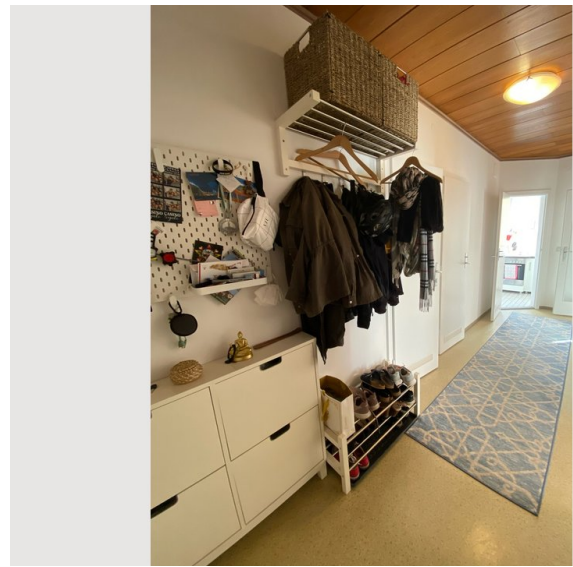
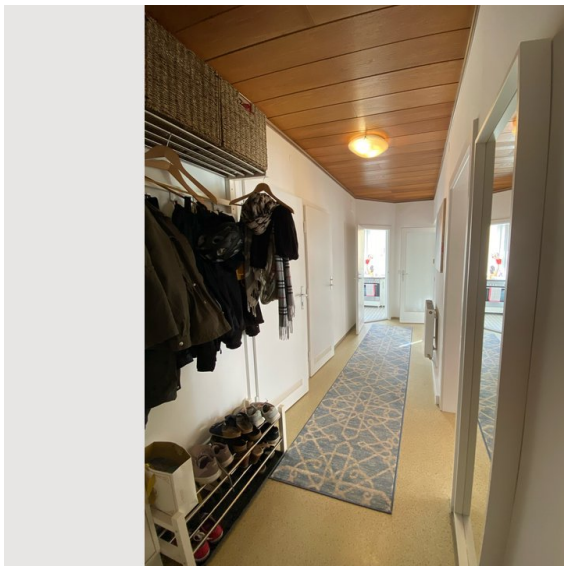
Kitchen

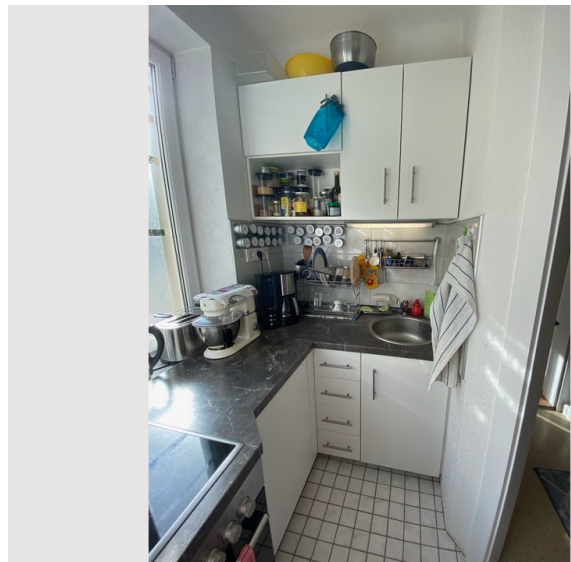
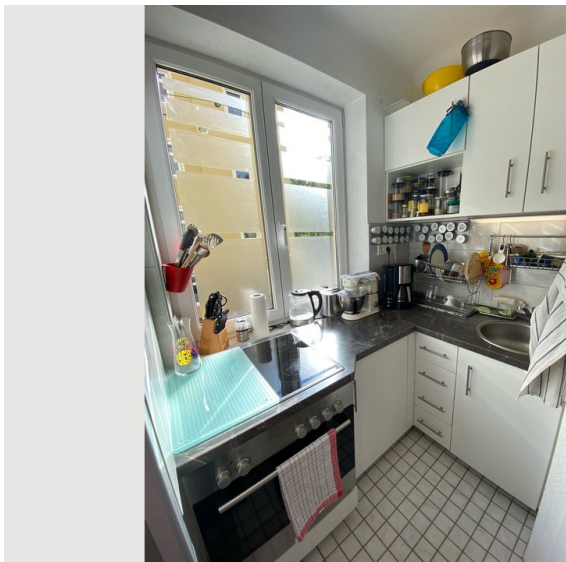
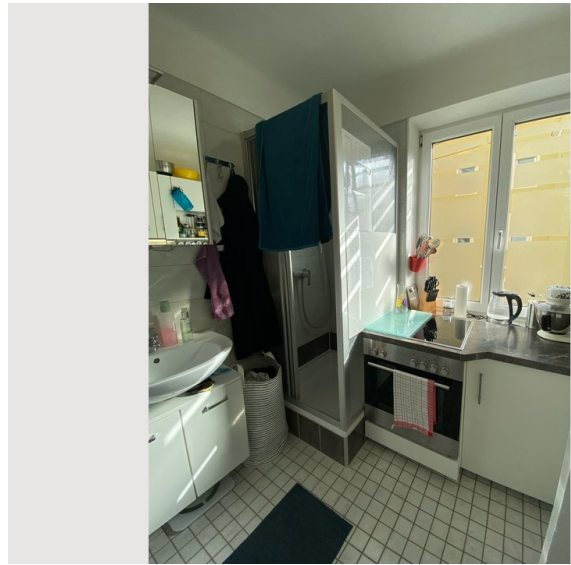
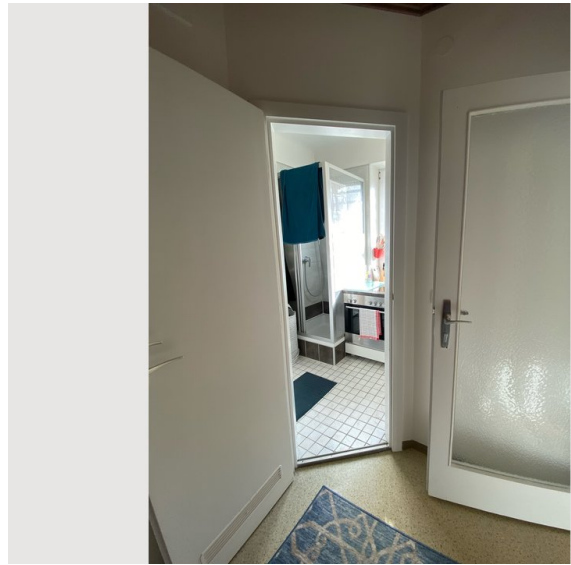
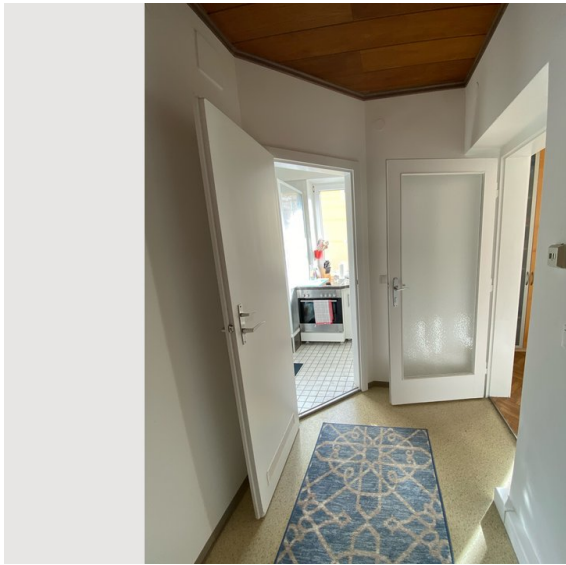
- Private kitchen
- Glasses/Tableware
- Cooking utensils
- Filter coffee

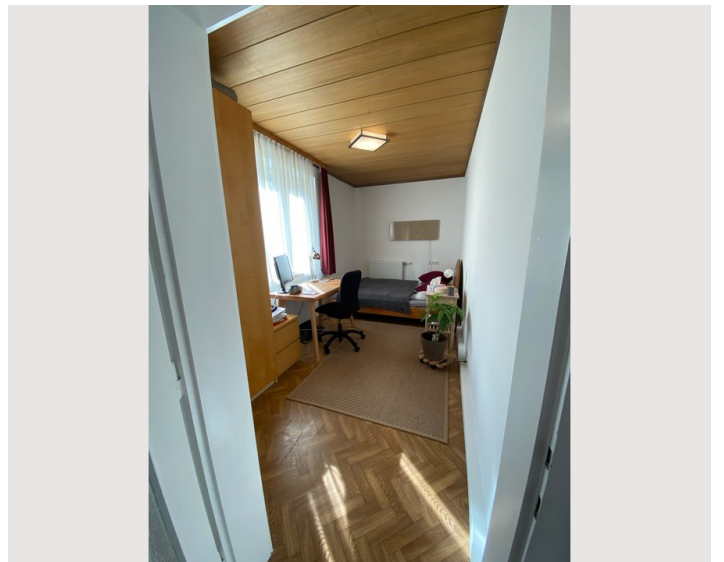
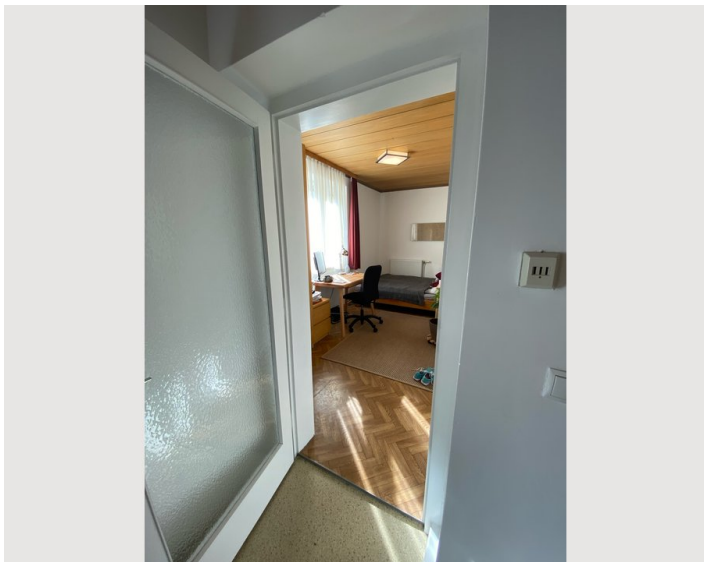
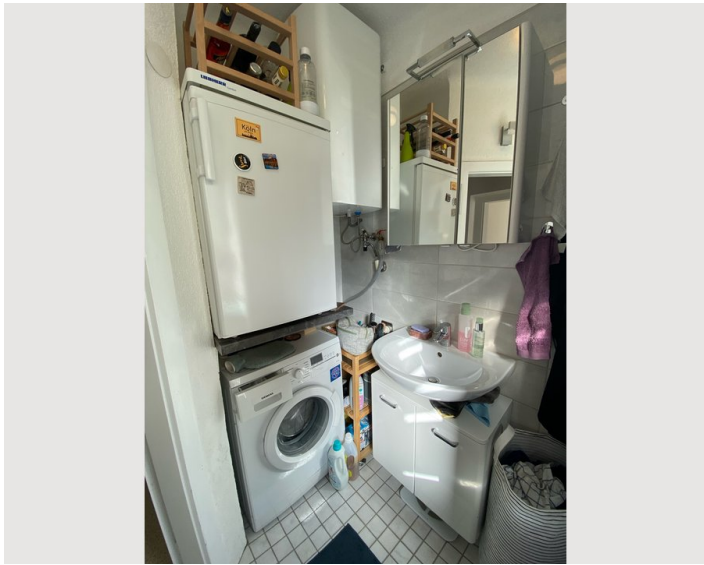
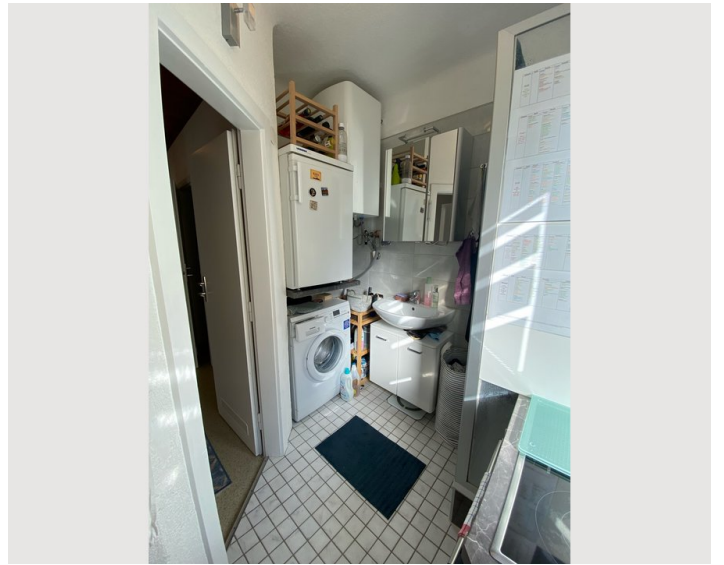
Informations

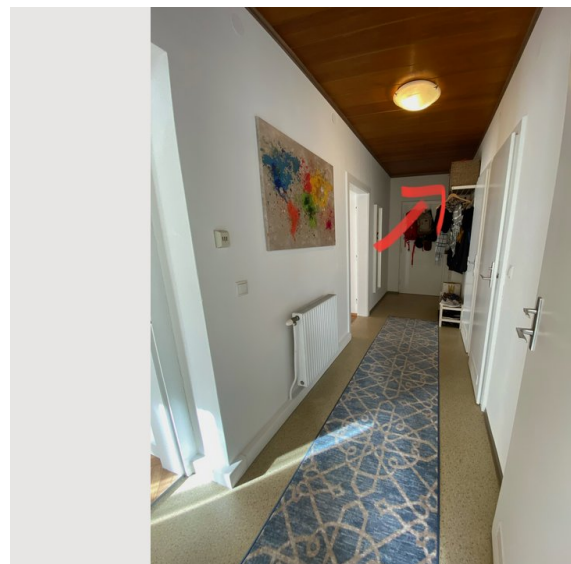
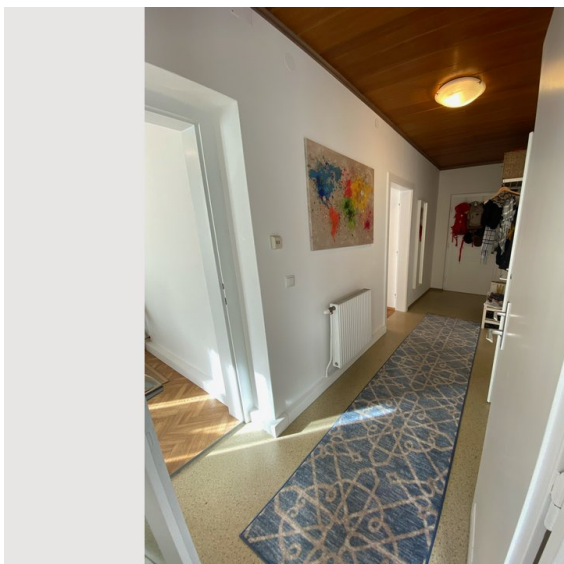
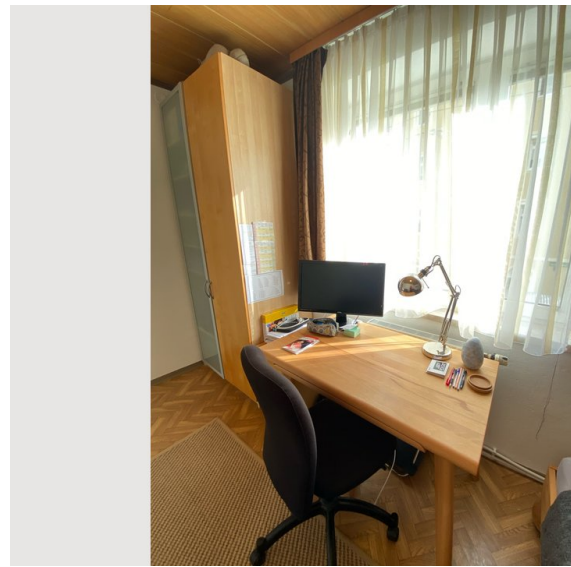
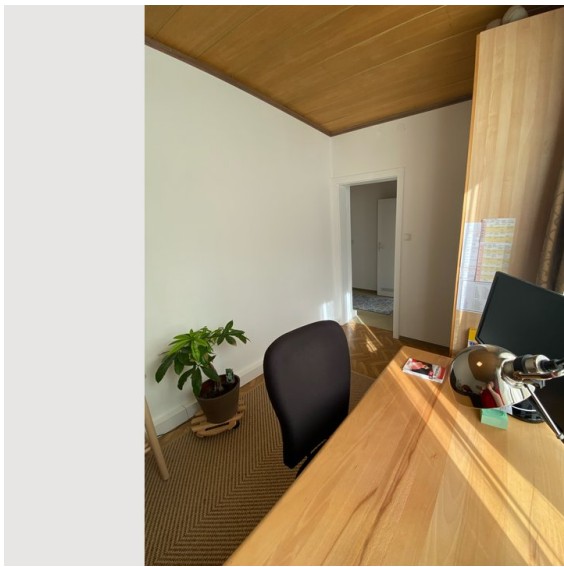
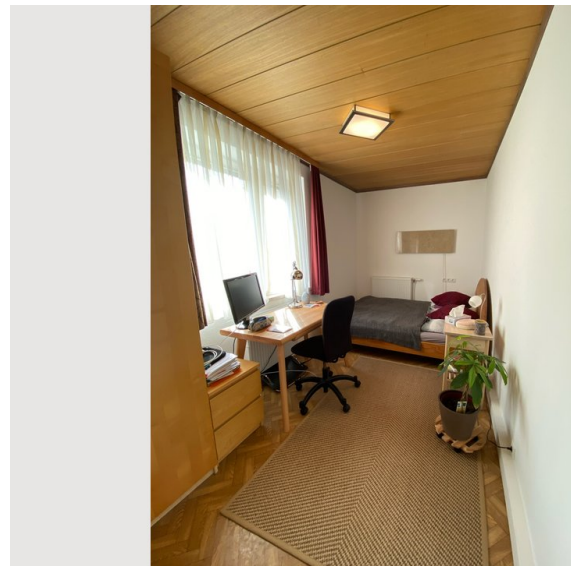
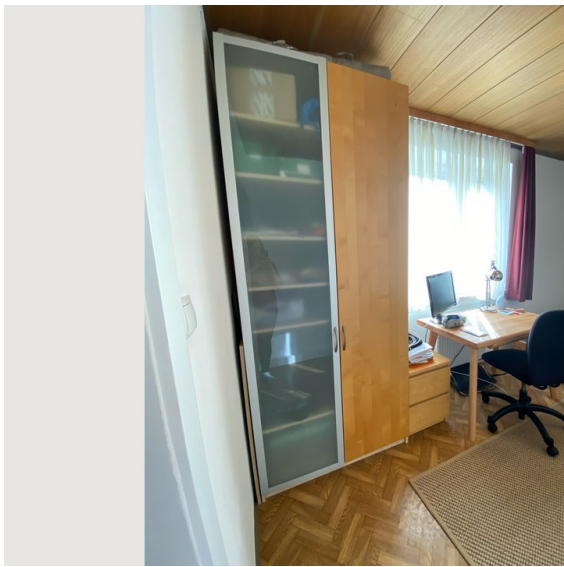
- Suitable for construction workers
- Desk/Workplace
- Pets on request
- Bicycle room free of charge
- Short-term parking zone subject to a charge
- Private entrance
- Regular cleaning at extra cost

Picture gallery











Infrastructure



Supermarkets are given with Spar, Hofer and a small Turkish store (all within walking distance). Hair salon, tobacconist, florist are also nearby. For recreational purposes, the Fröbelpark is suitable, or even better, the Murradweg. To unwind, you can easily get by bike or by direct bus to Lendplatz, which is a meeting place for the people of Graz.

Location

