



STUDIO APARTMENT, 8020 GRAZ

## Nice flat in modern building

Object number: AP122

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Very nice studio in the renowned "Eggenberge" with 3000 m2 courtyard park. Year of construction 2016. Location right next to FH Joanneum. Large bathroom with shower/WC. Kitchen. Bicycle room.

<b>Period</b>	21/12/2025 - 21/01/2026
<b>Number of persons</b>	2
<b>Total</b> incl. VAT.	€ 802,29
Security deposit	€ 600,00



### Living space

30m<sup>2</sup>



### Maximum occupancy

2 Persons



### Complete accommodation <sup>?</sup>

1 Private bathroom 1 Living-Sleepingroom



### 1. floor

Elevator available



### Check-in

12:00 - 22:00 Clock



### Check-out

22:00 - 12:00 Clock

## Sleeping options

### Living and sleeping



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

## Descripton of accommodation

The beautiful Studio can be reached via an above-average wide and bright hallway and has an entrance area, living room including a large double glass door (French) balcony and a spacious bathroom with walk-in shower with glass partition.

The kitchen includes a dishwasher, 4 ceramic cooking fields and a fridge/freezer.

A total of 30 m2 of usable space is set up very smartly. In front of the apartment is a bright and wide corridor that leads after a few steps into the courtyard on the same level. This 3300m2 large courtyard park, well shielded from city noise and particularly sunny due to the refined architecture of the Eggenberge, invites residents to linger.

The perfect location of this apartment is also convincing.

Within a few minutes walking distance are FH Joanneum (2 min.), UKH/LKH West (16 min.), Auster swimming pool (7 min.), Schlosspark Eggenberg (12 min.), local recreation area Plabutsch (20 min.), public transport - Tram 1 and 7 directly in front of the door, supermarket, etc...everything is right nearby. In addition, more than 200 dedicated and secured bicycle parking spaces are available for the residents of the Eggenberge. Car underground parking spaces can be rented subject to availability.

Summary:

- New building 2016 in very good quality and equipment
- 3300m2 (!) Private courtyard only for residents of the Eggenberge
- Location right next to FH Joanneum
- Large bathroom, shower at ground level with glass partition, WaMa connection
- High-quality kitchen with dishwasher, oven, ceramic hob and separate refrigerator and freezer.
- Bicycle parking space
- Large garbage room with sink
- Lift/Elevator

### Equipment & Features



#### Basic equipment

- Garden



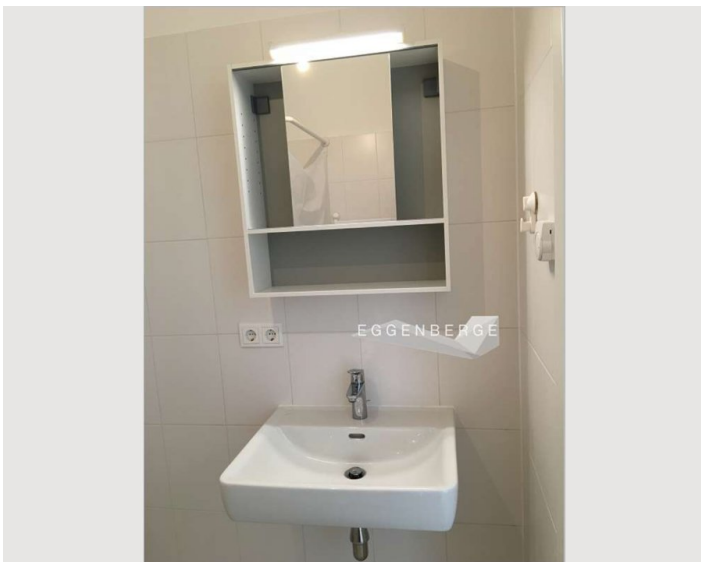
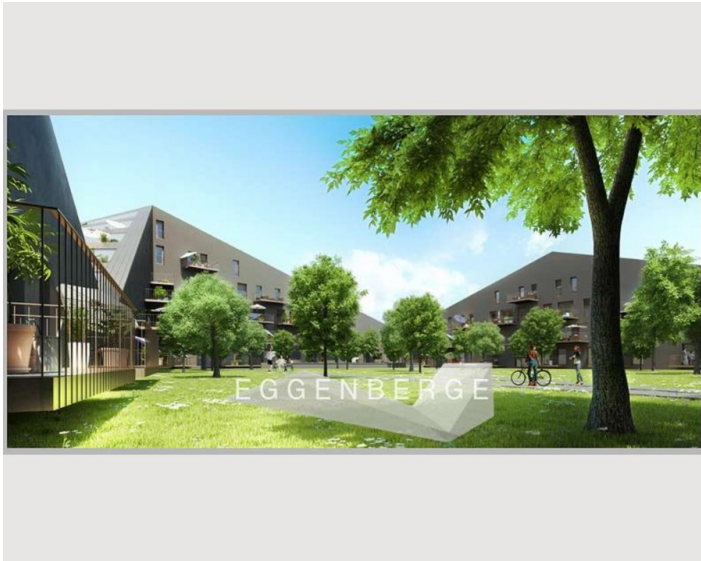
#### Kitchen

- Private kitchen

## Informations

- Pets on request
- Bicycle room free of charge

## Picture gallery





### Infrastructure



Tramway station directly in front of building



Multiple supermarkets nearby

Within a few minutes walking distance are FH Joanneum (2 min.), UKH/LKH West Hospital (16 min.), Auster public swimming park (7 min.), Schlosspark Eggenberg (12 min.), local recreation area Plabutsch (20 min.), public transport - Tram 1 and 7 directly in front of the door, supermarkets, etc...everything is right nearby. In addition, more than 200 dedicated and secured bicycle parking spaces are available for the residents of the Eggenberge. Car underground parking spaces can be rented subject to availability.



## Location

