

2 ROOM APARTMENT, 8020 GRAZ

2-room new-build flat - first-time occupancy - in the popular district of Graz-Lend!

Object number: ZANT1

View and rent online

Period	24/11/ - 24/12/2026
Number of persons	2
Total incl. VAT.	€ 1.388,49
Security deposit	€ 1.100,00

Located in the trendy district of Lend, yet in a quiet area (on "Lastenstrasse"), the apartment offers the perfect blend of comfort and convenience. The apartment is tastefully decorated and fully furnished.

Living space
42m²

Maximum occupancy
2 Persons

Complete accommodation
1 Private bathroom 1 Separated bedroom 1 Living-Sleepingroom

1. floor
Elevator available

Check-in
14:00 - 20:00 Clock

Check-out
09:00 - 12:00 Clock

Sleeping options

Sleeping room



1x Double bed (1,80 m x 2 m)

Living & Sleeping



1x Sofa bed (1 person)

Descripiton of accommodation

Expats watch out! Fully furnished 2-bedroom new apartment with balcony in the popular district of Graz-Lend!

Looking for a cozy and fully-furnished apartment? Look no further than this lovely 2-room apartment, available for rent now! This fully furnished apartment is ready for you to move in - all you need to bring is your toothbrush!

Location:
Located in the trendy neighborhood Lend, but still in a quiet area (in the "Lastenstraße"), this apartment offers the perfect blend of comfort and convenience. Step inside and you'll immediately feel at home in the warm and welcoming atmosphere. The apartment is tastefully decorated and fully-furnished, providing everything you need to settle in and start enjoying your new home.

Living Room and Kitchen:
The living room is spacious and features a comfortable sofa bed, a coffee table, and a 50 inch smart-flat-screen TV with fast internet, making it the perfect spot to relax and unwind after a long day. The kitchen area is fully equipped with modern appliances, including a refrigerator, stove, microwave, dish washer, coffee machine, kettle and plenty of storage space for all your cooking needs. There's also a dining table that seats four, so you can enjoy meals with friends.

Bedroom:
The bedroom is cozy and inviting, with a comfortable box spring bed (180x200 cm lying surface), ample storage space, and plenty of natural light. There's also a work desk, so you can set up your computer and get some work done from the comfort of your own home.

Balcony:
Enjoy a beautiful view of a peaceful park from the comfort of your own balcony – also fully equipped – in this stunning home. From the living room you can step outside and soak up the tranquility of the greenery and birds chirping. It's the perfect spot to unwind or host small gatherings.

Bathroom:
The bathroom is clean and modern, with a bathtub and a shower equipment, toilet, and sink.

Amenities:
Other features include modern underfloor heating and fast internet. The apartment is equipped with a washing machine and is located barrier-free on the 1st floor with elevator. There is also a vacuum cleaner, ironing board and iron available.

Important Notice:
By renting this apartment, you also get the "Meldezettel". According to the Austrian Registration Act anyone who moves to Austria (also EU citizens) must register with the residence registration authority. This registration – called "Meldezettel" – is a necessary document for living in Austria and ensures that you will receive mail and be able to secure certain rights (opening a bank account, residence permit, etc.).

Neighborhood:
Surrounded by trendy cafes, great restaurants and numerous shops, the apartment has a unique location for exploring and enjoying the beauties of Graz!

Transportation:
There is a perfect connection to public transport and a well-developed bicycle network directly from the apartment. There are public car parking spaces available free of charge in the immediate vicinity. A parking space in an underground garage can be rented for a fee if needed. A bicycle parking space is located free of charge in the building.

Policies:
Smoking and pets are not permitted

Bottom Line:
This apartment is the perfect opportunity for those looking to put down roots and need a comfortable fully furnished home base to do so. It's perfect for those who are new to the area and need a comfortable and convenient place to stay while they get their bearings.

Distances:
in km / driving time / time with bicycle / walking time
Main Train Station: 1,2 km / 3 min / 5 min / 13 min
Lendplatz: 2 km / 5 min / 7 min / 27 min
City Center: 4 km / 11 min / 12 min / 32 min
Karl-Franzens-Universität: 3,8 km / 9 min / 14 min / 40 min
Technische Universität: 4,3 km / 10 min / 16 min / 45 min
Fachhochschule Campus 02: 3 km / 6 min / 12 min / 35 min
Fachhochschule Joanneum: 2,1 km / 5 min / 8 min / 22 min
Opera Graz: 4,6 km / 10 min / 16 min / 40 min
AVL Graz: 2,2 km / 6 min / 5 min / 17 min
Siemens Mobility: 2,4 km / 6 min / 9 min / 21 min
Andritz: 5,7 km / 10 min / 16 min / 45 min

Equipment & Features

Basic equipment

- Balcony
- Internet/Wifi
- Private washing machine
- Towels
- Private parking space
- Parking on the road without time limit without any cost
- Iron & ironing board
- Hairdryer
- Roof-terrace
- TV
- Bedclothes
- Private toilet
- Garage
- Vacuum cleaner
- Cleaning utensils

First supply

- Toilet paper
- Nespresso capsules
- Soap

Kitchen

- Private kitchen
- Glasses/Tableware
- Dishwasher
- Cooking utensils
- Espresso machine
- Microwave

Informations

- Suitable for construction workers
- Smoking not allowed
- Short-term parking zone subject to a charge
- Private entrance
- Regular cleaning at extra cost
- Suitable for children
- Free short-term parking zone
- Desk/Workplace
- Pets forbidden
- Bicycle room free of charge

Additional services

- Parking space in the hotel's own underground garage (€ 80,00)

All prices are gross per month - billing is done directly with the lessor.

Picture gallery











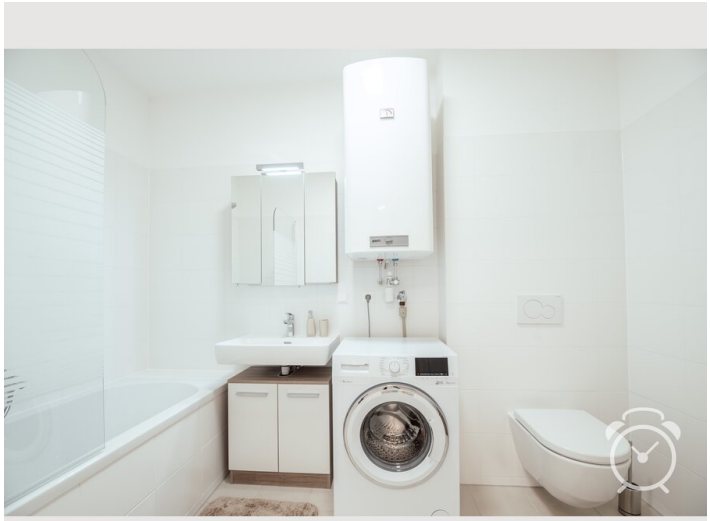


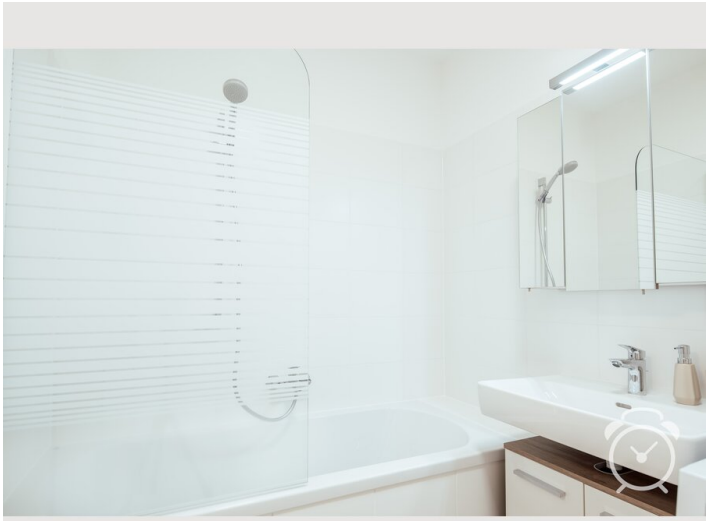


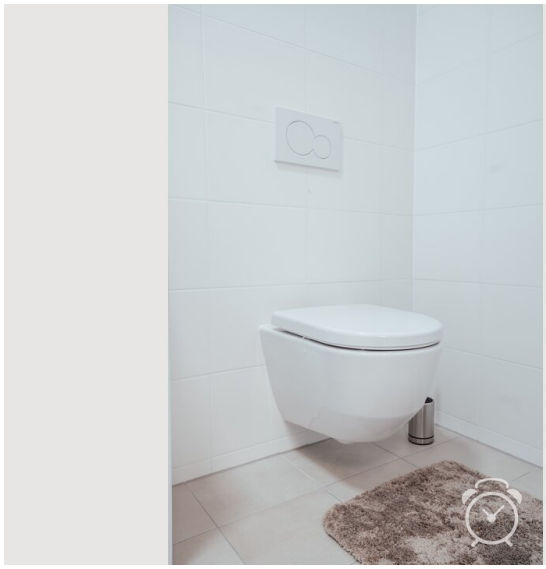


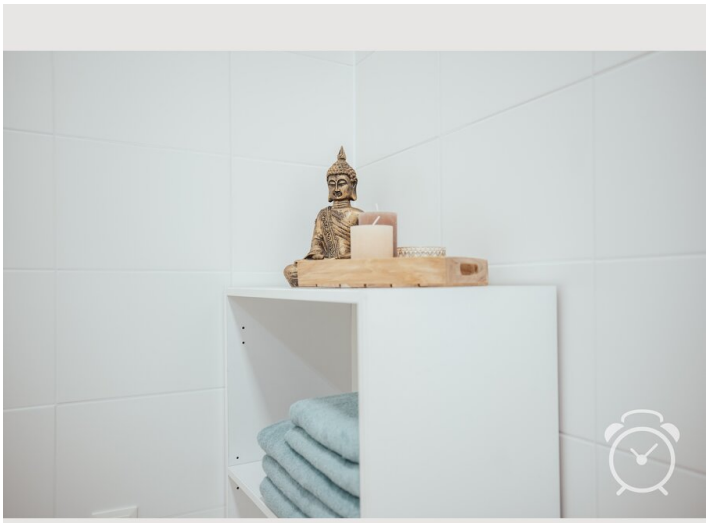








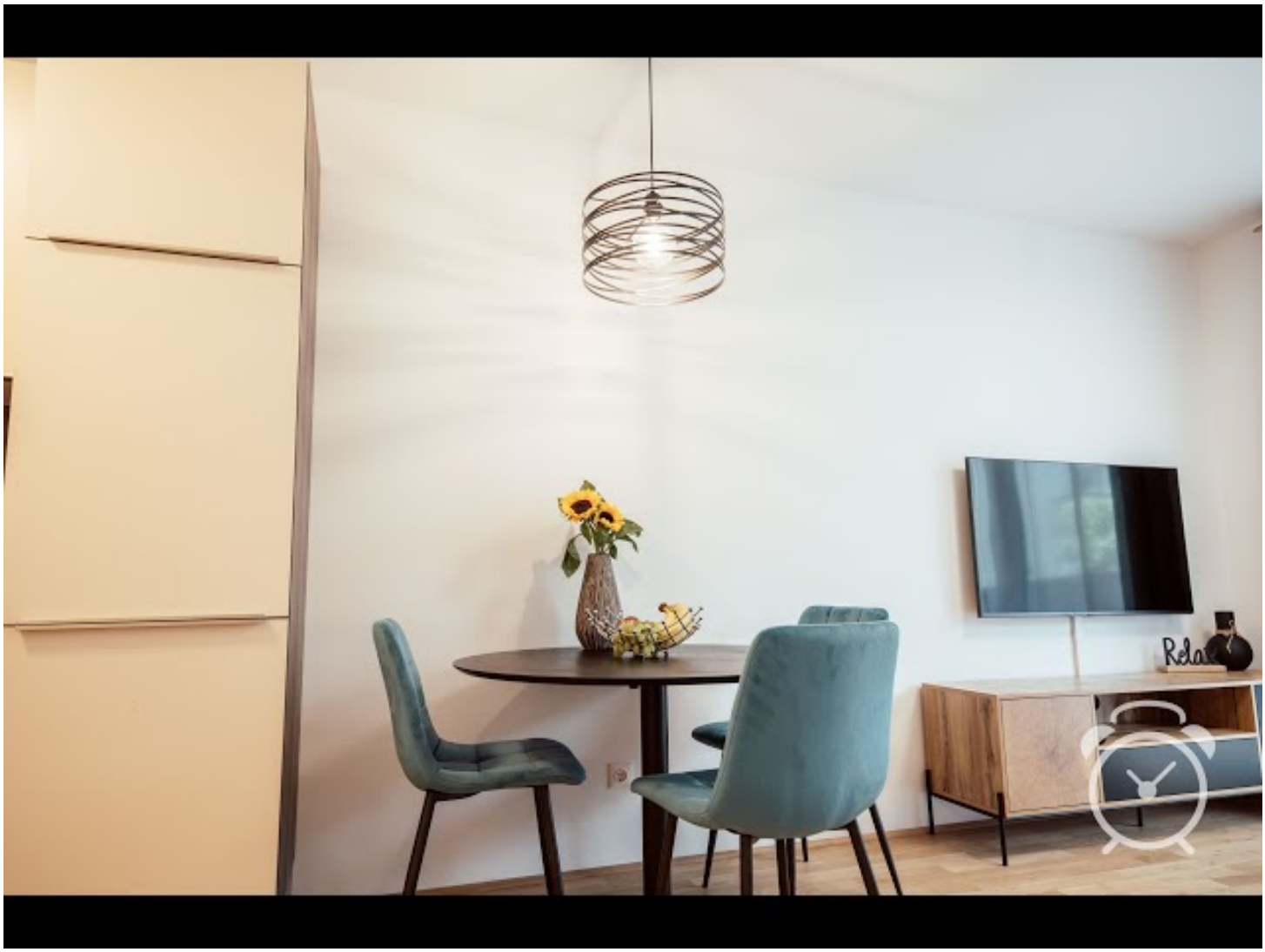






Video

Goto Video



Infrastructure

- 62 - Puntigam - WKO Wifi - about 2 minutes walk
- Lendplatz - about 6 minutes by bike
- Graz main station - about 13 minutes walk
- Graz Airport - about 20 minutes by car
- Billa / Hofer - about 5 minutes on foot
- 40 - Jakominiplatz - Gösting - about 2 minutes walk

Vicinity:
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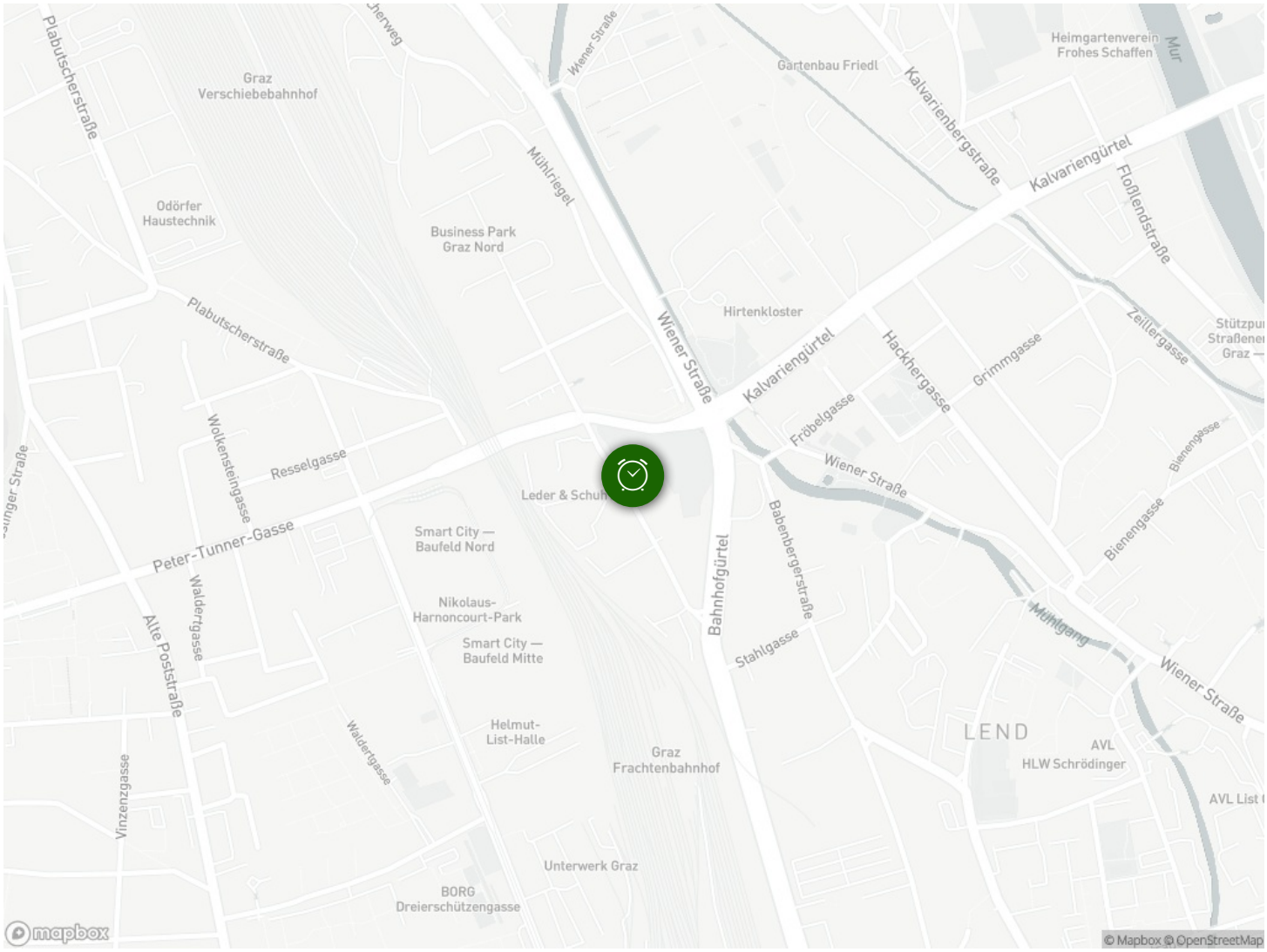
Location


Graz
Verschiebebahnhof
Plabutscherstraße
Odörfer
Haustechnik
Business Park
Graz Nord
Mühlriegel
Wiener Straße
Gartenbau Friedl
Heimgartenverein
Frohes Schaffen
Mur
Kalvarienbergstraße
Kalvariengürtel
Floßlendstraße
Hirtenkloster
Hackhergasse
Grimmgasse
Zeillergasse
Fröbelgasse
Wiener Straße
Bienengasse
Wolkensteingasse
Resselgasse
Peter-Tunner-Gasse
Leder & Schuh
Smart City —
Baufeld Nord
Babenbergerstraße
Bahnhofgürtel
Nikolaus-
Harnoncourt-Park
Smart City —
Baufeld Mitte
Stahlgasse
Mühlgang
Alte Poststraße
Waldertgasse
Helmut-
List-Halle
Graz
Frachtenbahnhof
LEND
AVL
HLW Schrödinger
Vinzenzgasse
Unterwerk Graz
BORG
Dreierschützengasse
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