



2 ROOM APARTMENT, 8010 GRAZ

GRAZ GEIDORF - Attic apartment with balcony in top location

Object number: RENU1

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GRAZ - GEIDORF - Beautiful one room Apartment + balcony in a very central location directly at the opposite of the Karl - Franzens - University (renovated 2019). Can only be booked for a professional stay / study purposes, not for a holiday stay.

Period	12/12/2025 - 12/01/2026
Number of persons	2
Total incl. VAT.	€ 1.474,32
Security deposit	€ 1.100,00



Living space

57m²



Maximum occupancy

5 Persons



Complete accommodation [?]

1 Private bathroom 2 Shared bedrooms



3. floor



Check-in

13:00 - 13:00 Clock



Check-out

13:00 - 13:00 Clock

Sleeping options

Living and sleeping 1



1x Double bed (1,40 m x 2 m)



1x Sofa bed (2 persons)

Living and sleeping 2



1x Sofa bed (1 person)

Descripton of accommodation

In addition to an anteroom (including cloakroom), it consists of a fully equipped kitchen, a cozy living – sleeping room and a separately accessible bathroom with a private toilet. A special plus is the sunny, quiet balcony (8 m²) overlooking a large garden.

In the living - sleeping room there is double bed and a comfortable pull-out double couch. In the kitchen there is a pull-out single couch (not suitable as a permanent solution).

In the entrance area there is a separate room which is used by the landlord. The rented area is of course not affected – this can be entered via the anteroom and can of course be locked.

Furnishing:

Balcony with table and 2 chairs

Private washing machine, Private toilet

Bed linen, Towels

Cooking utensils, Fridge + freezer, Dishwasher, Stove with oven, Microwave, Toaster, Kettle, mixer, coffee maker

Vacuum cleaner, Iron and ironing board, Hairdryer

Detergents and cleaning products, toilet paper, shower gel and shampoo

Sleeping:

1 double bed in the living-sleeping room (2 pers.)

1 sleeping couch in the living – sleeping room (2 pers.)

1 reserve couch in the kitchen (1 pers., not suitable as a permanent solution)

Equipment & Features



Basic equipment

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



First supply

- Toilet paper
- Soap
- shampoo



Kitchen

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

Informations

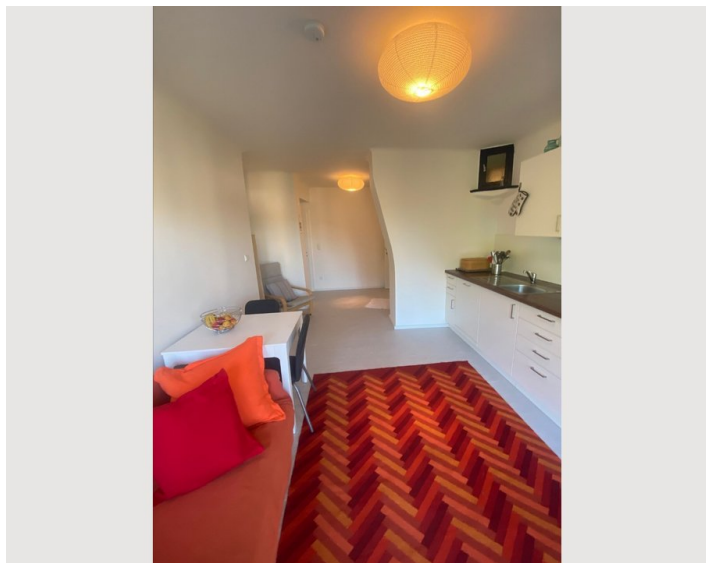
- Suitable for construction workers
- Smoking not allowed
- Desk/Workplace
- Pets forbidden
- Not suitable for children
- Short-term parking zone subject to a charge
- Private entrance
- Regular cleaning at extra cost

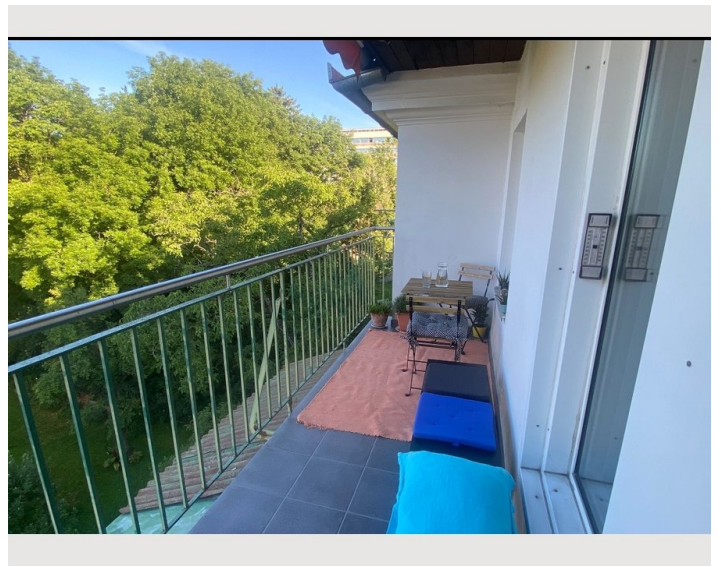
Additional services

- per regular cleaning (€ 50,00)

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

Picture gallery





Infrastructure



distance: ca. 2,5, km



distance: ca. 50m



distance: 13 km, travel time: ca. 20 min.

Due to the central location, both the city center and urban recreation areas (Stadtpark, Hilmteich, Rosenhain) are easily accessible on foot. Grocery stores, restaurants and bars are within short distance (> 600m).

There are several bus stations a few meters from the house (bus lines 30, 31, 39, 41, 58, 63), a tram stop (tram lines 1, 7) is about 500 m away.

In about 15 min. you can reach the Graz – Ost motorway exit (A2, continue to the A9).

Location

