



3 ROOM APARTMENT, 8010 GRAZ

## Luxury property in Graz

Object number: NCDN1

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Exclusive luxury apartment in one of the most sought-after residential areas of Graz, directly on the picturesque banks of the Mur. This high-quality furnished property impresses with its first-class location in one of the city's most beautiful areas

<b>Period</b>	09/12/2025 - 09/01/2026
<b>Number of persons</b>	2
<b>Total</b> incl. VAT.	€ 3.630,59
Security deposit	€ 2.800,00



### Living space

90m<sup>2</sup>



### Maximum occupancy

4 Persons



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

1 Private bathroom 2 Separated bedrooms 1 Living-Sleepingroom



### 2. floor

Elevator available



### Check-in

15:00 - 19:00 Clock



### Check-out

08:00 - 12:00 Clock

## Sleeping options

### Bedroom 1



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

### Bedroom 2



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

### Living and sleeping



1x Sofa bed (2 persons)

Descripton of accommodation


Exclusive luxury apartment in one of the most sought-after residential areas of Graz, located directly on the picturesque banks of the Mur. This unique property impresses with its prime location in one of the city's most beautiful residential areas. With panoramic views of the Schlossberg and the Murpromenade, the apartment offers an idyllic setting that guarantees privacy and tranquillity in the middle of the city.

The high-quality furnishings and modern design lend the apartment a touch of luxury and elegance. Spacious living rooms with floor-to-ceiling windows let in plenty of natural light. The open-plan kitchen is equipped with first-class appliances (Siemens, Thermomix) and invites you to cook and socialize.


The two bedrooms are generously proportioned and offer a top-class retreat (Jensen boxspring beds). The bathroom has ultra-modern, high-quality fittings (Italian designer tiles, Villeroy & Boch ceramic, Axor fittings). A private balcony allows you to enjoy the fresh air and the view to the full.

The exclusive residential complex also offers extensive green areas, secure parking and well-maintained communal areas. This luxury apartment combines modern elegance, excellent location and first-class facilities to create a unique living experience in the heart of the enchanting city of Graz.


Equipment & Features

 **Basic equipment**

- Balcony
- Internet/Wifi
- Private washing machine
- Bedclothes
- Private toilet
- Cleaning utensils
- Garden sharing
- TV
- Private dryer
- Towels
- Vacuum cleaner
- Hairdryer

 **First supply**

- Toilet paper
- Soap
- shampoo
- Nespresso capsules

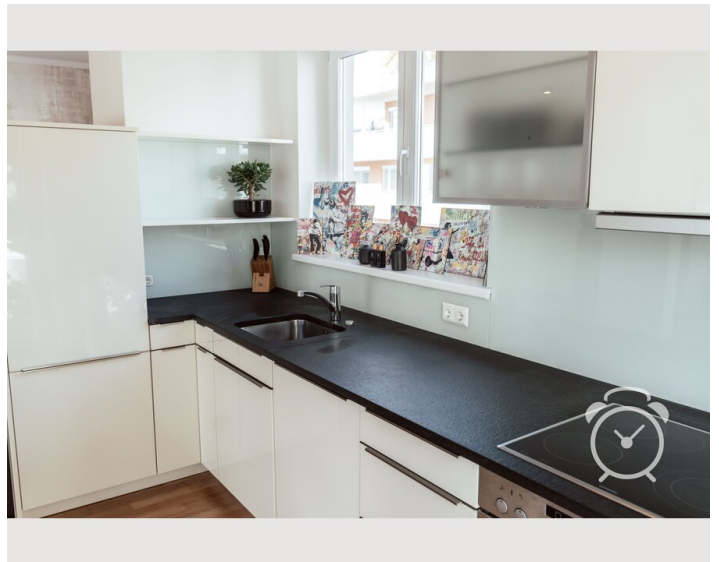
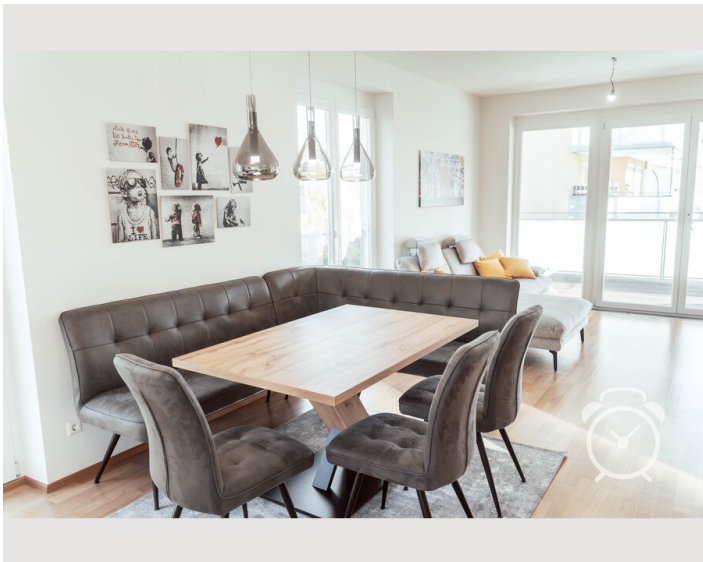
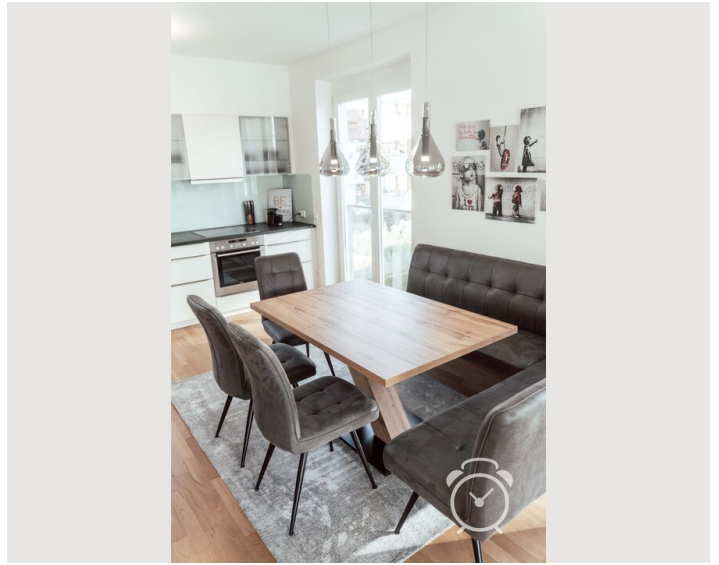
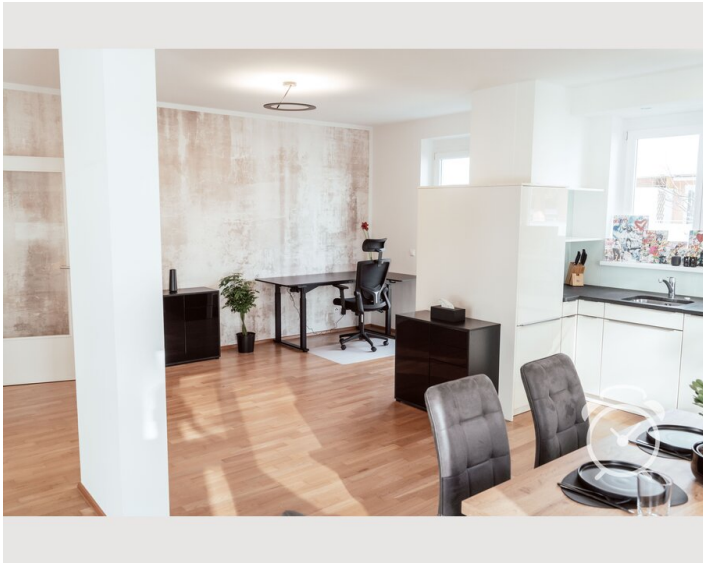
 **Kitchen**

- Private kitchen
- Espresso machine
- Thermomix
- Glasses/Tableware
- Dishwasher

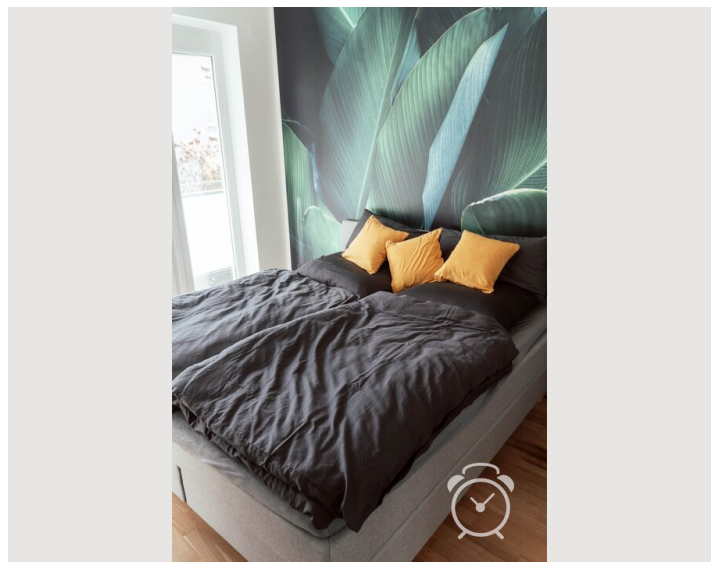
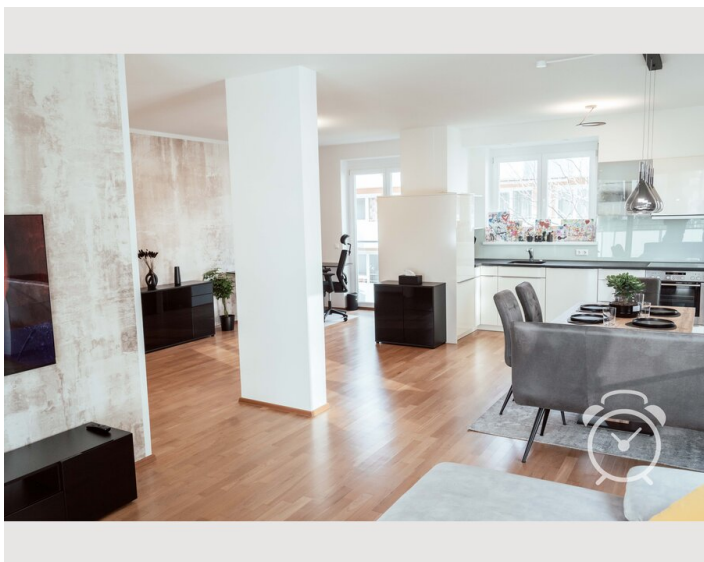
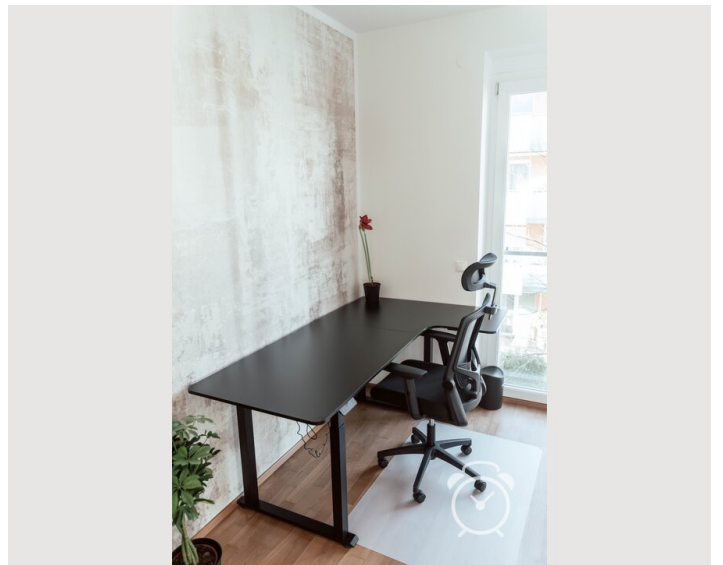
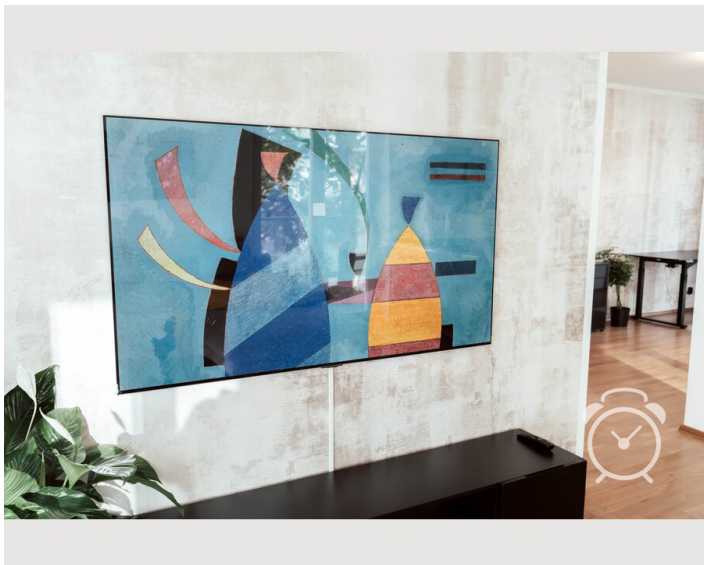
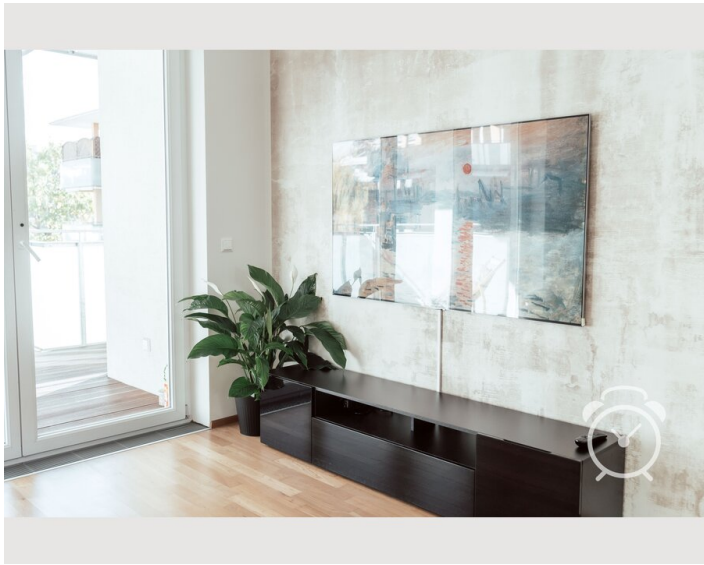
## Informations

- Suitable for children
- Desk/Workplace
- Pets forbidden
- Bicycle room free of charge
- Smoking not allowed
- Private entrance
- Regular cleaning at extra cost

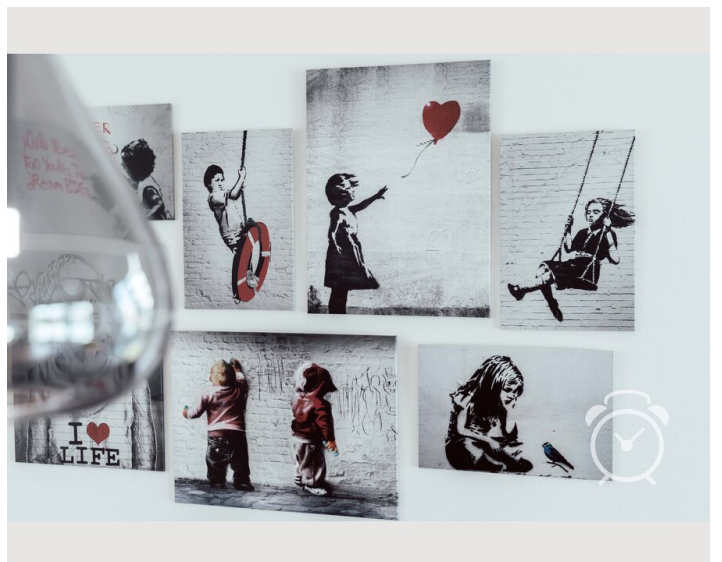
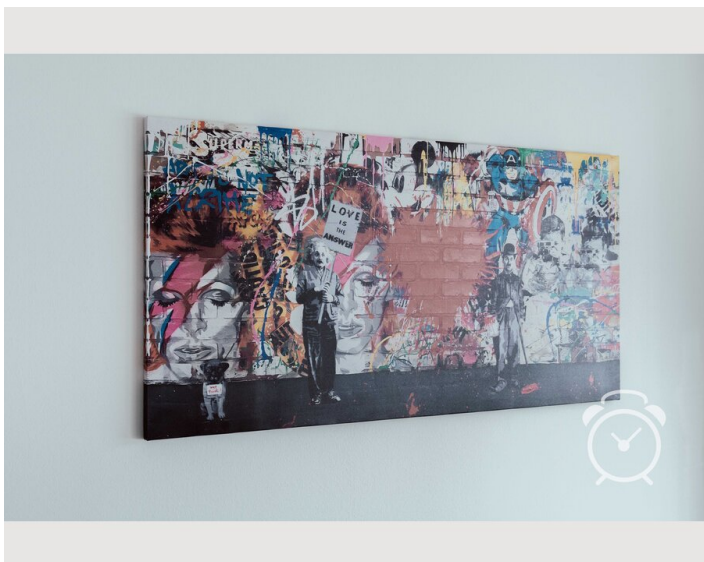
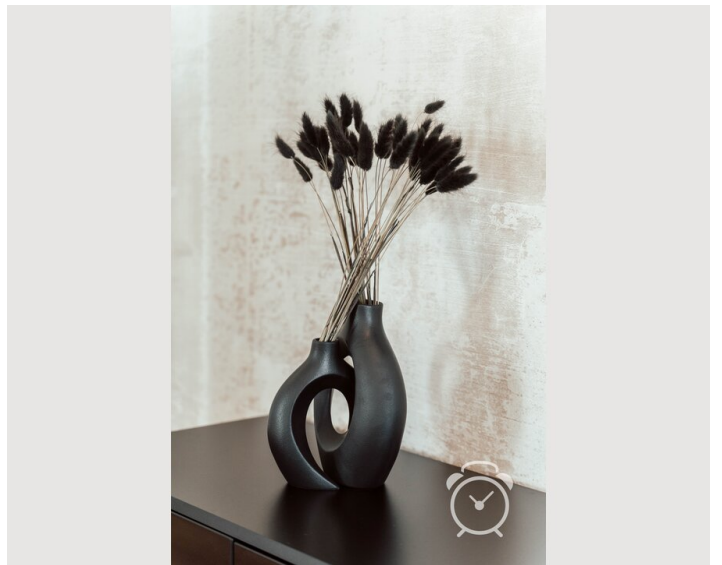
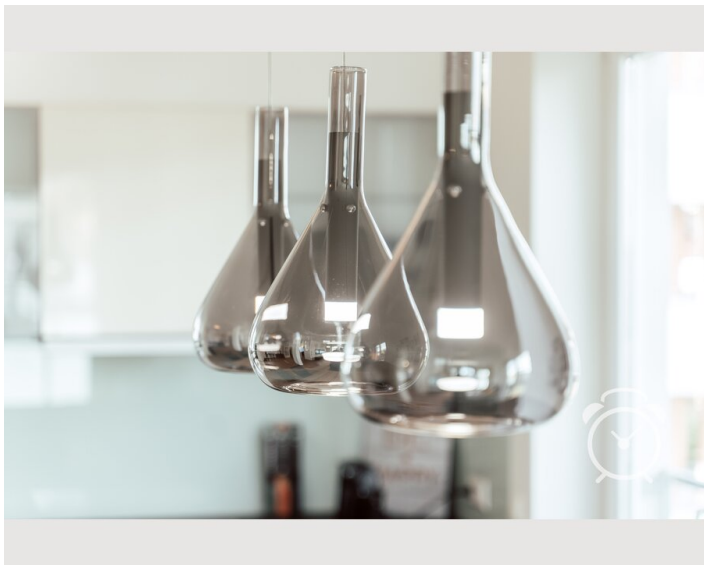
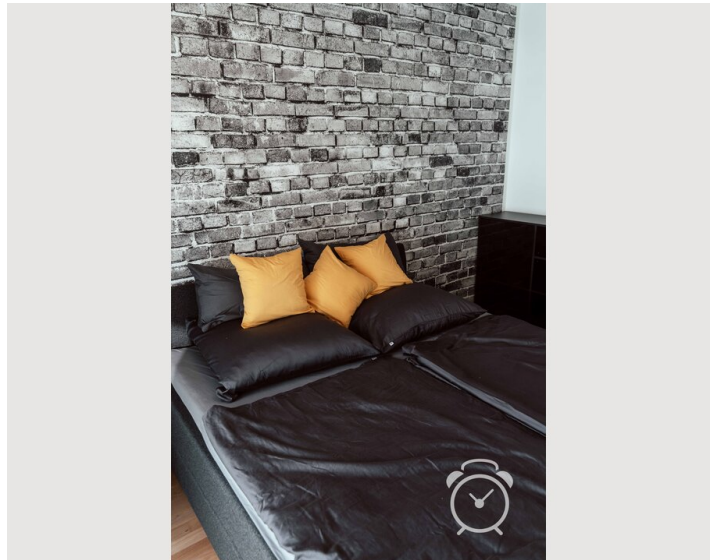
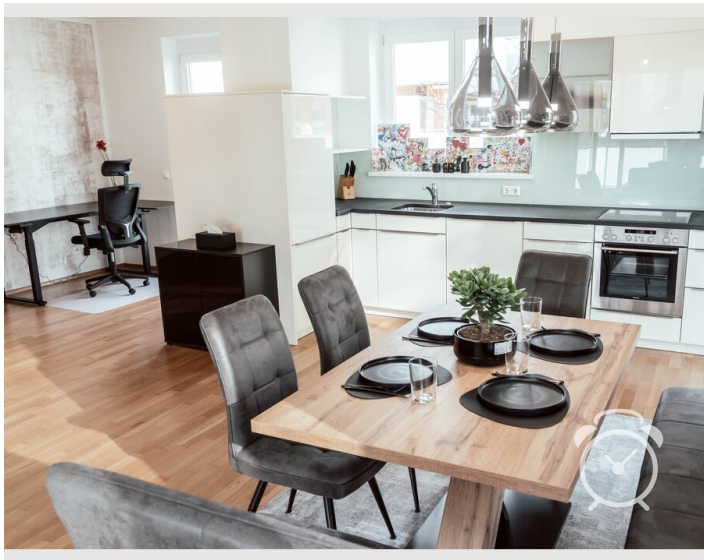
## Picture gallery

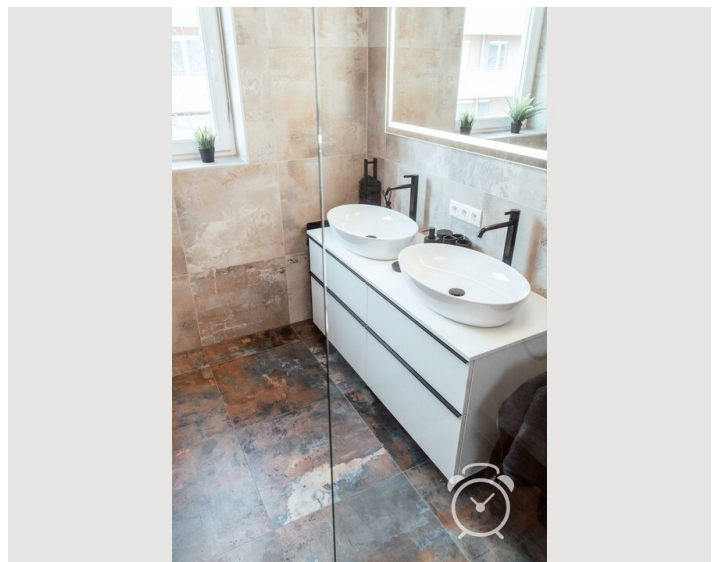
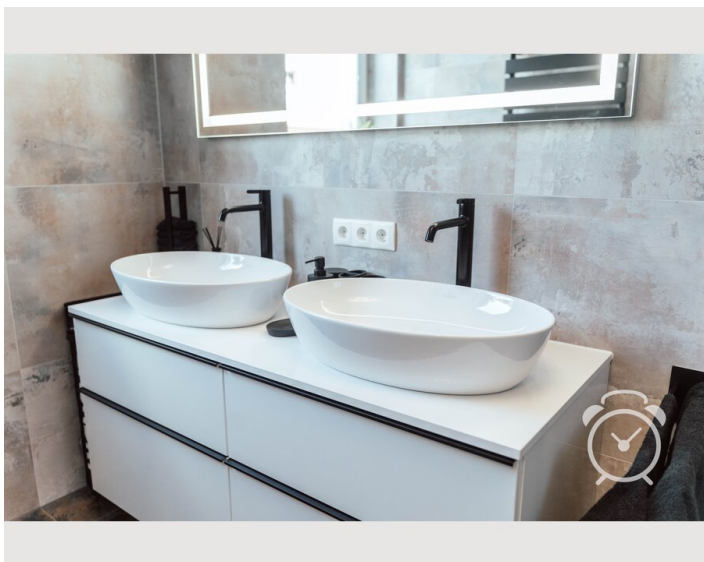
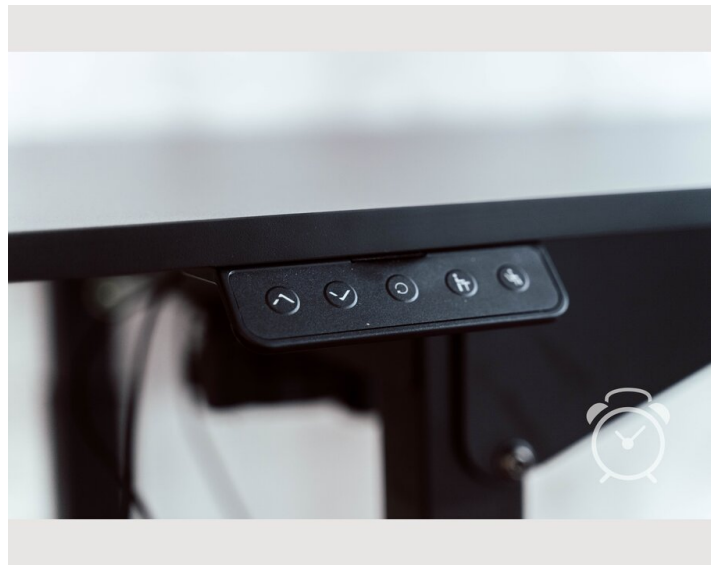
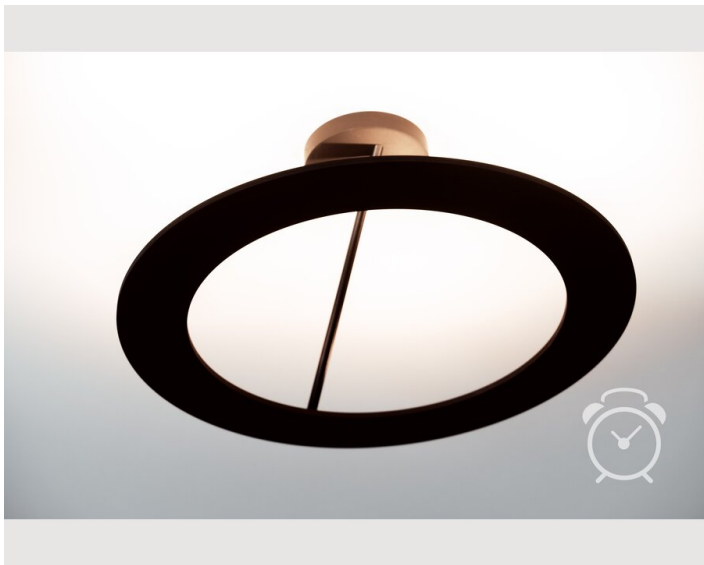
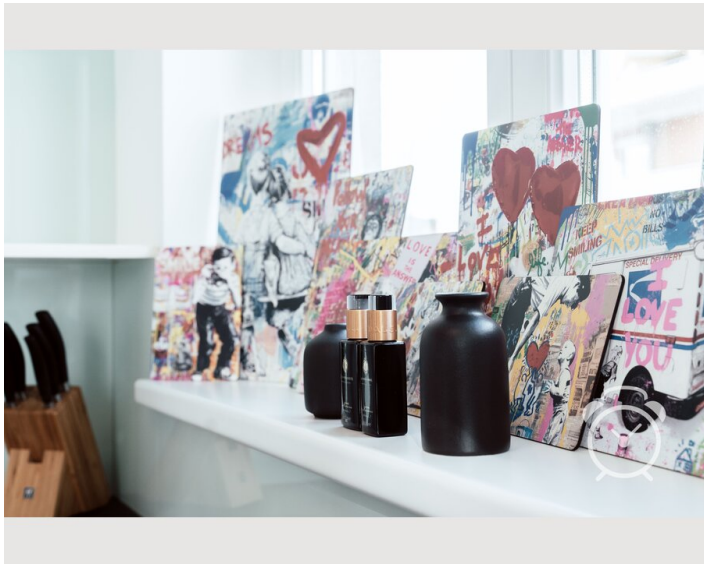




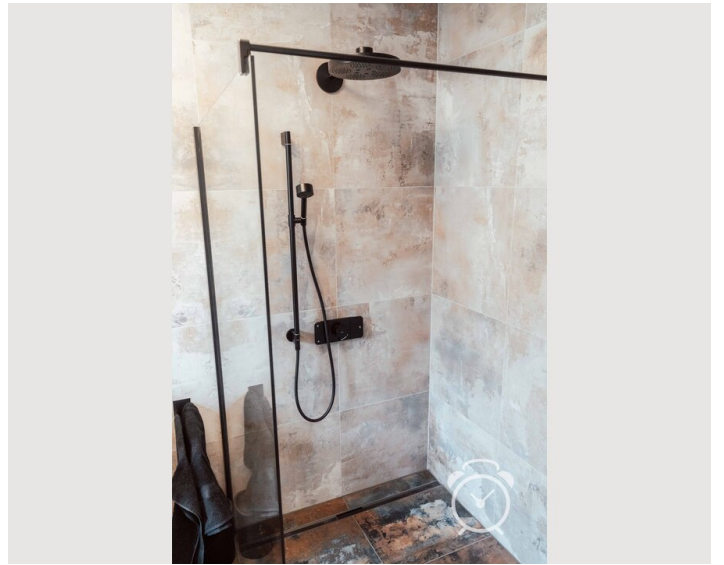
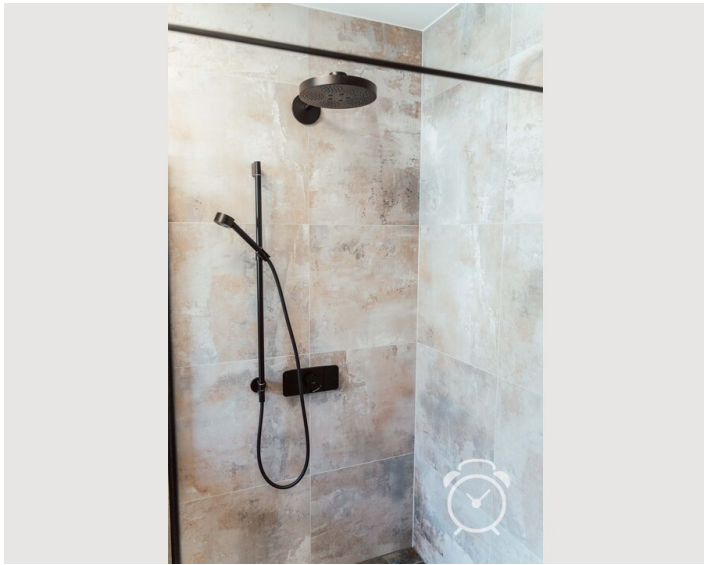















## Video


Goto Video





### Infrastructure

 300m

 2.2km

 80m

 11km

 1.7km

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The center can be reached by bike via the adjacent Murradweg in 8 minutes.

Streetcar (Bim) and bus stop within 300m.

Local supermarket (Billa) and coffee house (Martin Auer) are in the immediate vicinity.

Kinder crip, kindergarten, elementary school and grammar school are within walking distance.

Tennis courts and tennis hall are adjacent, other sports facilities (soccer, basketball) and beach volleyball facilities within walking distance.

## Location

