



2 ROOM APARTMENT, 4020 LINZ

## Modern flat in Palais Bruckner

Object number: HDSK1

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Modern apartment in the stylish Palais Bruckner with direct view to the Andreas-Hofer Park, just 1 tram station away from the main train station.

<b>Period</b>	09/12/2025 - 09/01/2026
<b>Number of persons</b>	2
<b>Total</b> incl. VAT.	€ 1.723,88
Security deposit	€ 1.300,00



### Living space

76m<sup>2</sup>



### Maximum occupancy

4 Persons



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

1 Private bathroom 1 Separated bedroom 1 Living-Sleepingroom



### 2. floor

Elevator available



### Check-in

10:00 - 21:00 Clock



### Check-out

10:00 - 21:00 Clock

## Sleeping options

### Sleeping room



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

### Living and sleeping



1x Sofa bed (2 persons)

## Descripton of accommodation

This beautiful apartment is located in the Palais Bruckner with a direct view of the Andreas-Hofer-Park. The 76 m<sup>2</sup> apartment on the 2nd floor is light, calm, light-flooded and can be reached barrier-free with the elevator.

The Palais Brucker was built around 1900 and completely renovated in 2009. The renovation, which the architects Riepl+Riepl accompanied, gives the house a special architectural flair in which tradition meets modernity.

From the front door you enter the long hallway, which gives separate access to all rooms (suitable for a flat share). The bedroom and living room offer a direct view of the Andreas-Hofer-Park, which is only delimited from the house by a side street. You can reach the generous balcony with about 7.4 m<sup>2</sup> via the kitchen. This invites you to enjoy the sun in the morning with its north-east alignment. The apartment is rounded off with a practical storage room that offers a lot of storage space. The apartment is also assigned to an approximately 6m<sup>2</sup> basement compartment, which can also be reached with a lift. All rooms have three meters high ceilings and are equipped with underfloor heating, which is operated with district heating.

You can reach the tram (Herz-Jesu Church or Union crossing) in 5 minutes by foot. Kindergartens, schools, shops, pharmacies and doctors are all within walking distance just a few minutes away.

## Equipment & Features



### Basic equipment

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



### Pool

- Whirlpool



### First supply

- Toilet paper
- Soap
- shampoo



### Kitchen

- Private kitchen
- Glasses/Tableware
- Cooking utensils
- Dishwasher

## Informations

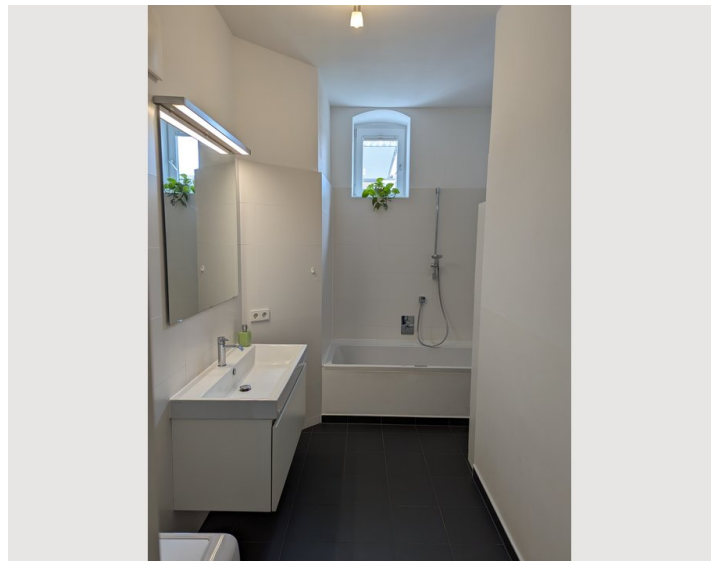
- Suitable for construction workers
- Smoking not allowed
- Desk/Workplace
- Bicycle room free of charge
- Suitable for children
- Free short-term parking zone
- Pets forbidden

## Additional services

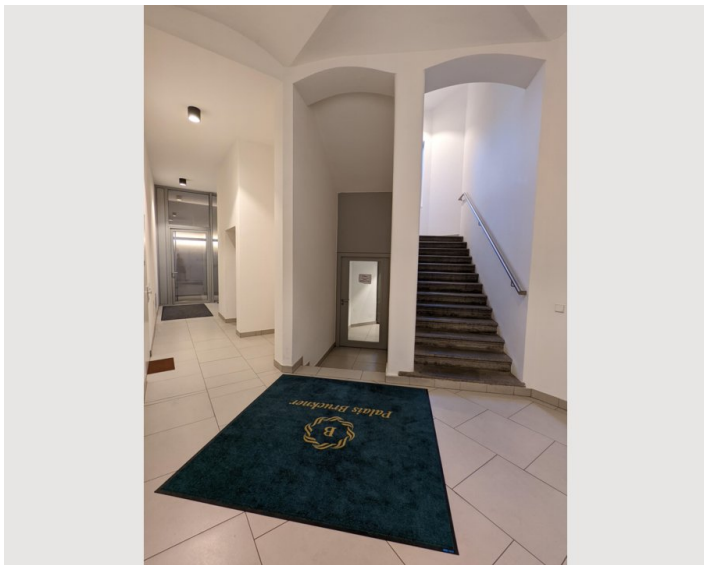
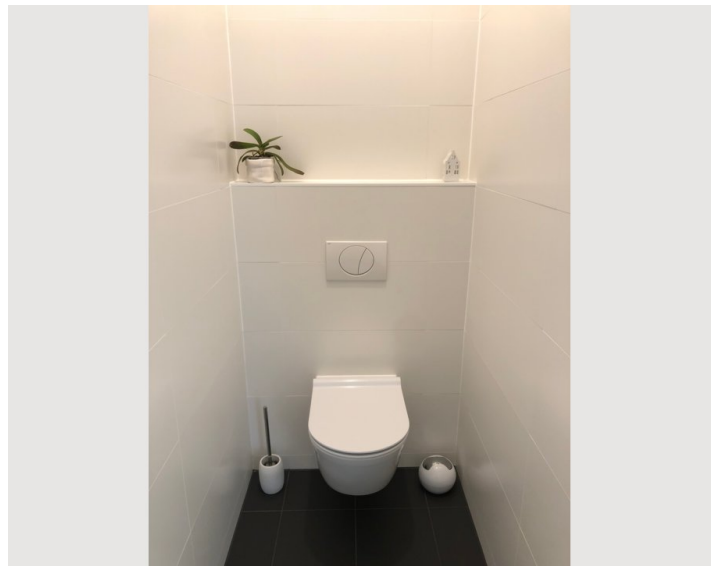
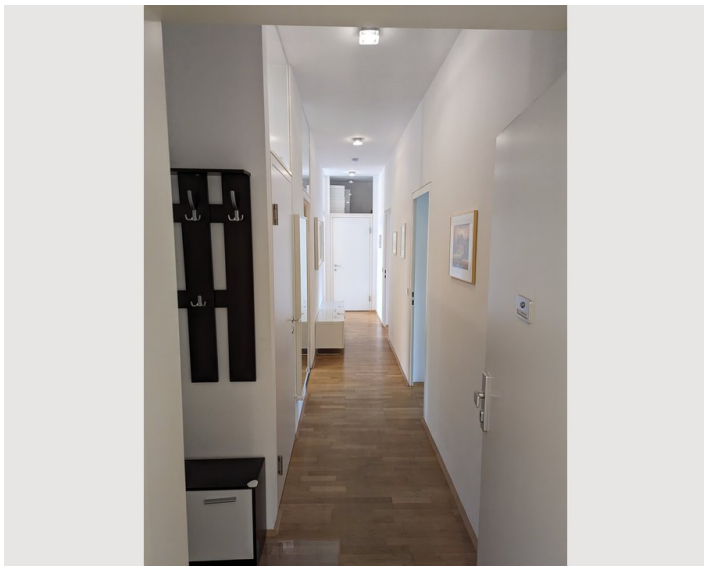
- Cellar compartment (€ 0,00)

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


## Picture gallery











### Infrastructure

 Novaragasse, 3 Minuten by foot

 Unionkreuzung, 5 Minuten by foot

 Central station is 1 tram station from the Union crossing away, 15 minutes on foot

 The main square of Linz can be reached in about 10 minutes with the tram, half an hour on foot

 The airport can be reached by car in 12 minutes

You can reach the tram (Herz-Jesu Church or Union crossing) in 5 minutes by foot. Kindergartens, schools, shops, pharmacies and doctors are all within walking distance, just a few minutes away from the flat.

## Location

