



STUDIO APARTMENT, 4020 LINZ

## Charming 1-room apartment nearby a park

Object number: QDRK1

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Welcome to your new 41m² world! This furnished apartment on the 4th floor combines style and functionality, offering a retreat with urban flair for modern joie de vivre.

<b>Period</b>	24/09/ - 24/10/2025
<b>Number of persons</b>	2
<b>Total incl. VAT.</b>	€ 1.960,00
<b>Security deposit</b>	€ 1.500,00



### Living space

41m²



### Maximum occupancy

3 Persons



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

1 Private bathroom 1 Living-Sleepingroom



### 4. floor



### Check-in

14:00 - 18:00 Clock



### Check-out

09:00 - 10:30 Clock

## Sleeping options

### Living and sleeping



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

## Descripton of accommodation

This bright, friendly and completely renovated 1-room apartment on the 4th floor is available for rent.

Floor of an apartment building.

This is suitable for singles, as a company apartment and also for young couples as a shared first home, with the advantage of a short-term apartment

Possibility of purchase!

Describing the apartment as a “space miracle” is exactly right here, it consists of a large divisible living room and a separate kitchen incl 1 window.

The floors are tile and vinyl. Everything as new!

It particularly scores points with the following properties:

- > fully furnished anteroom
- > fully furnished bathroom
  - o including new washing machine
  - o including skylight window towards the kitchen
- > fully equipped fitted kitchen
  - o incl. ceramic hob, oven & extractor hood (JUNKER devices)
  - o including dishes, glasses, cutlery
- > An almost 28m<sup>2</sup> living/dining/bedroom
- > A separate cellar compartment (4.0m<sup>2</sup>)
- > Free parking in the immediate vicinity of the apartment
- > Good transport connections and shopping opportunities

## Equipment & Features



### Basic equipment

- TV
- Bedclothes
- Private toilet
- Vacuum cleaner
- Cleaning utensils
- Private washing machine
- Towels
- Parking space
- Iron & ironing board



### First supply

- Toilet paper
- Soap
- shampoo



### Kitchen

- Private kitchen
- Glasses/Tableware
- Cooking utensils

## Informations

- Suitable for construction workers
- Free short-term parking zone
- Pets on request
- Bicycle room free of charge
- Smoking not allowed
- Short-term parking zone subject to a charge
- Regular cleaning at extra cost

## Picture gallery







### Infrastructure



#### Distances:

- Andreas Hofer Park within walking distance.
- Motorway entrance approx. 3 minutes by car.
- Grocery store like BILLA about 180 meters / tower oil gas station about 1 minute by car.
- Kepler University Hospital Neuromedcampus only about 2 minutes by car.
- Pharmacy only about 2 minutes by car.
- Linz main station approx. 1.6 km.
- Public transport connections: Bus and tram: Union junction approx. 550m
- Bus stop Linz-Donau/Hanuschstr. Bus 601.

