



STUDIO APARTMENT, 8020 GRAZ

## Modern and fully-furnished 1-room apartment in trendy Lend.

Object number: MWQD1

[View and rent online](#)

<b>Period</b>	15/06/ - 15/07/2025
<b>Number of persons</b>	2
<b>Total incl. VAT.</b>	€ 1.823,80
<b>Security deposit</b>	€ 1.400,00

Modern and fully-furnished 1-room apartment in the trendy neighborhood Lend. Quiet location, ready to move in. Features a modern kitchen, balcony with park view, modern bathroom, underfloor heating, fast internet, and is wheelchair accessible



### Living space

31m²



### Maximum occupancy

2 Persons



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

1 private bathroom 1 Living-Sleepingroom



### Ground floor

Elevator available



### Check-in

12:00 - 20:00 Clock



### Check-out

07:00 - 12:00 Clock

## Sleeping options

### Living and sleeping



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

## Description of accommodation

Looking for a cozy and fully-furnished apartment? Look no further than this lovely 1-room apartment, available for rent now! This fully furnished apartment is ready for you to move in - it includes everything needed for living: from dishes and bed linens to an iron. 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 and modernly 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 double boxspring bed and a flat-screen TV, 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 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.

#### Balcony:

Enjoy a beautiful view of a peaceful park from the comfort of your own balcony – also fully equipped – in this stunning home. With direct access from the living room, 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. It also includes a washing machine.

**Amenities:** Other amenities included in the rent are a modern underfloor heating, and high-speed internet. The apartment is also equipped with a washing machine, so you can do laundry without leaving the comfort of your own home. The apartment is also barrier-free as it is located on the ground floor.

**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.).

## Equipment features



### Basic equipment

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



### First supply

- Toilet paper
- Soap
- shampoo
- Nespresso capsules



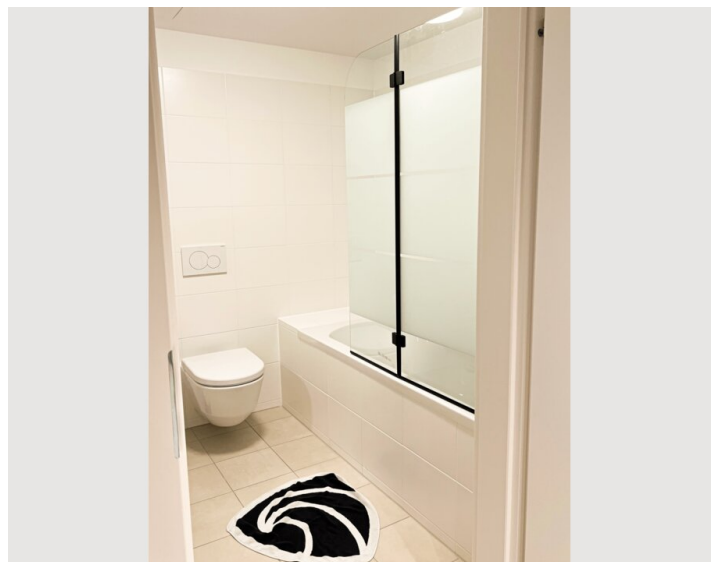
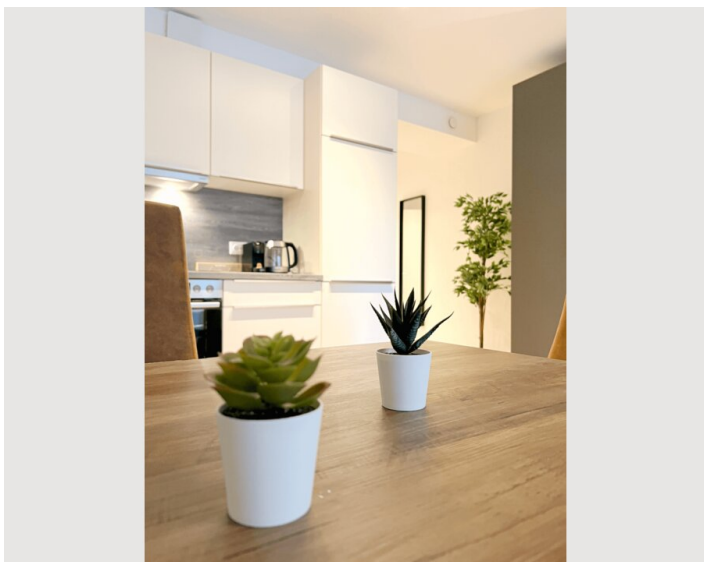
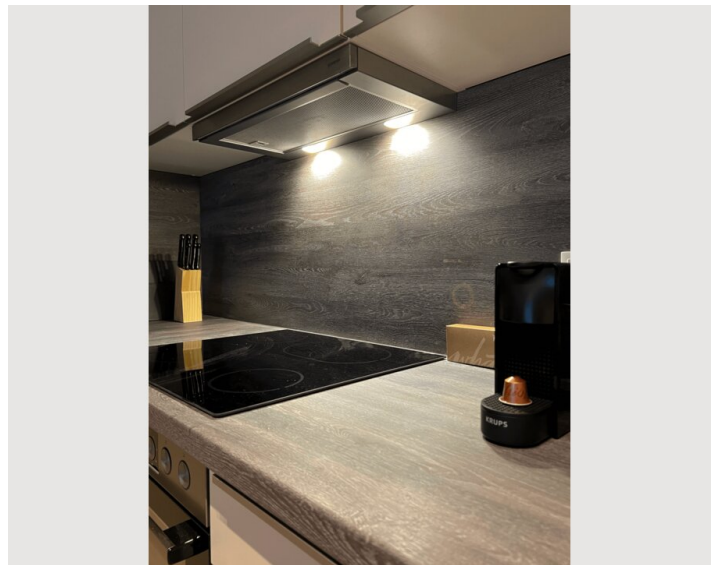
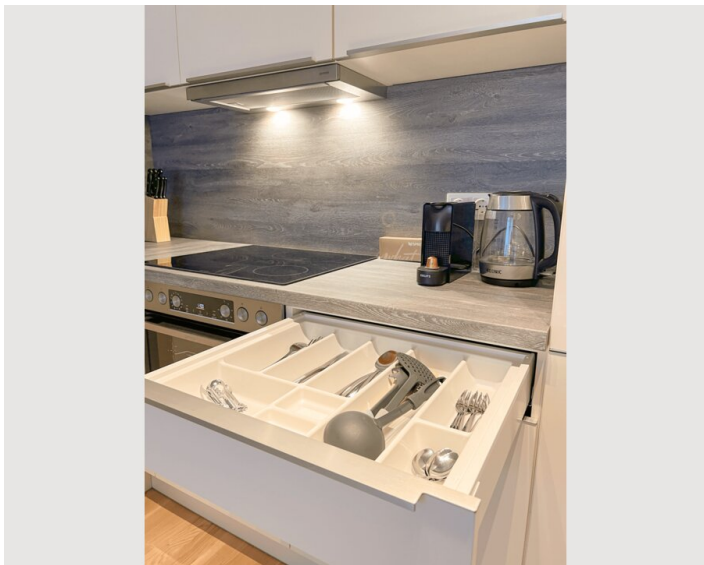
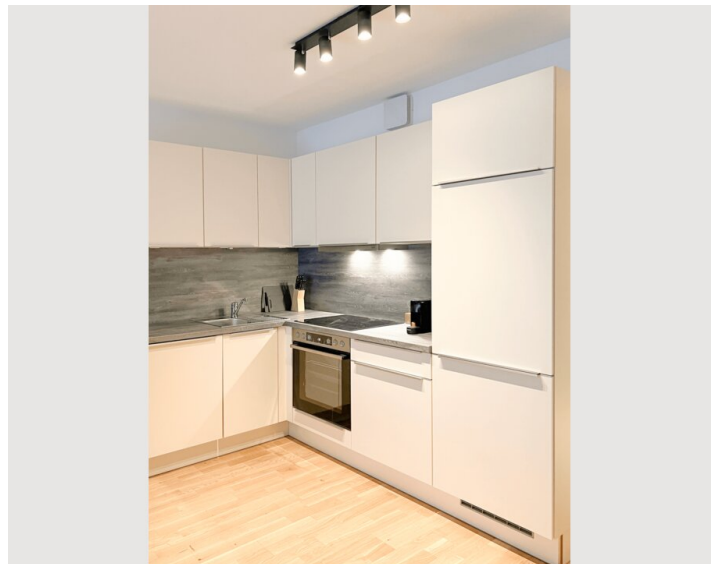
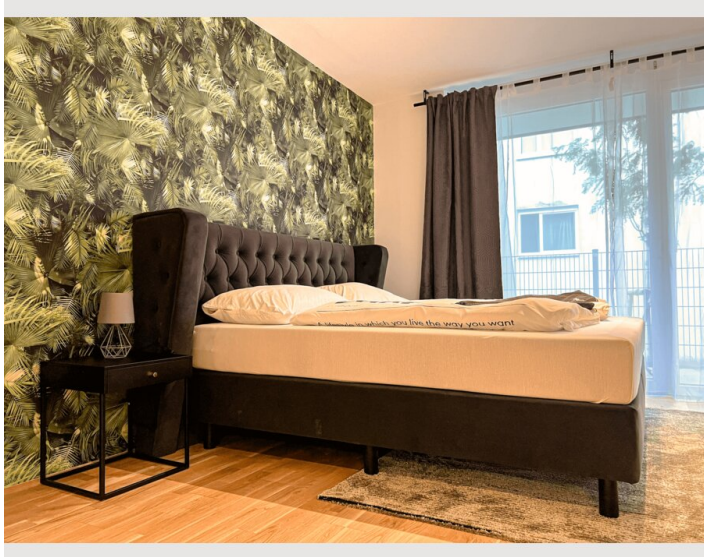
### Kitchen

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

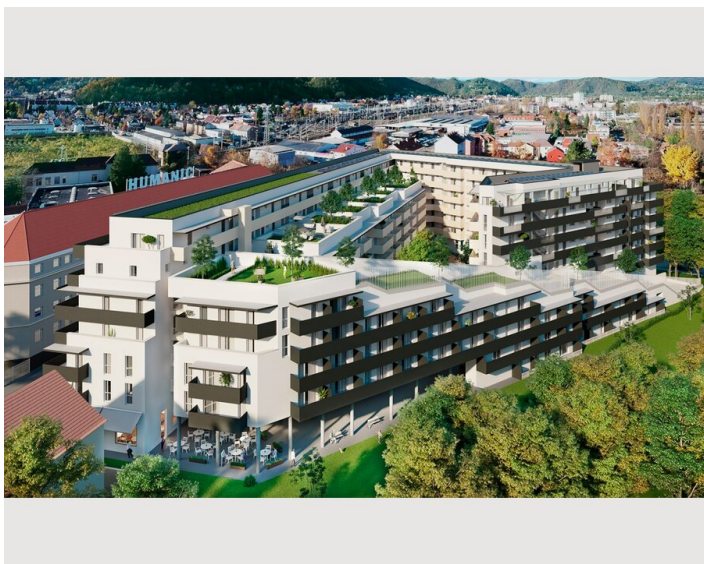
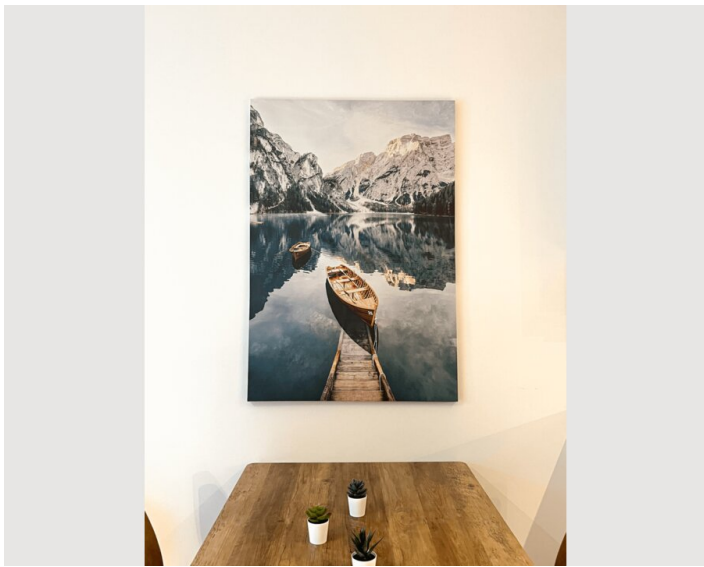
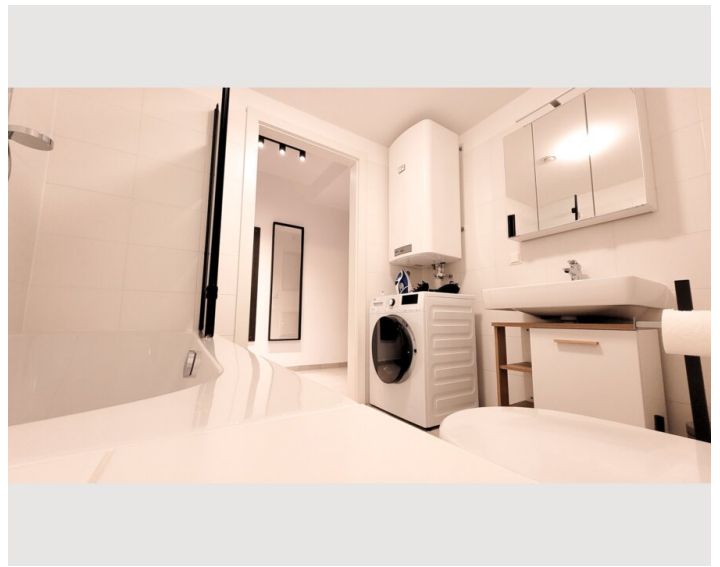
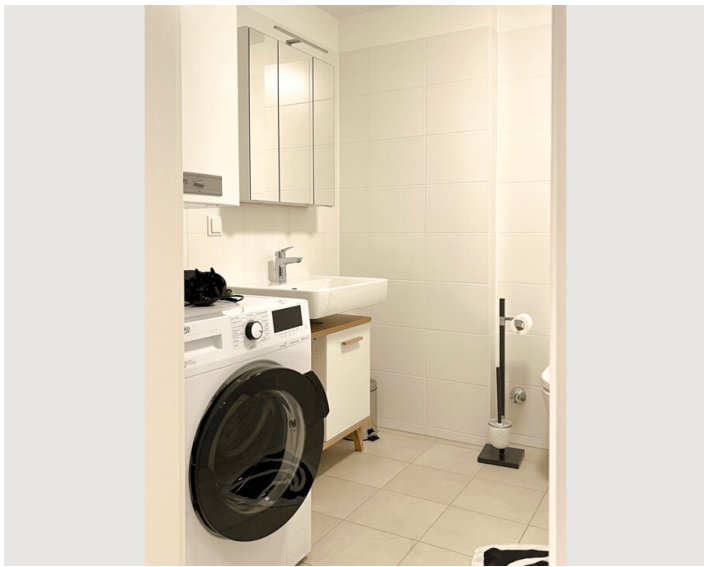
## Informations

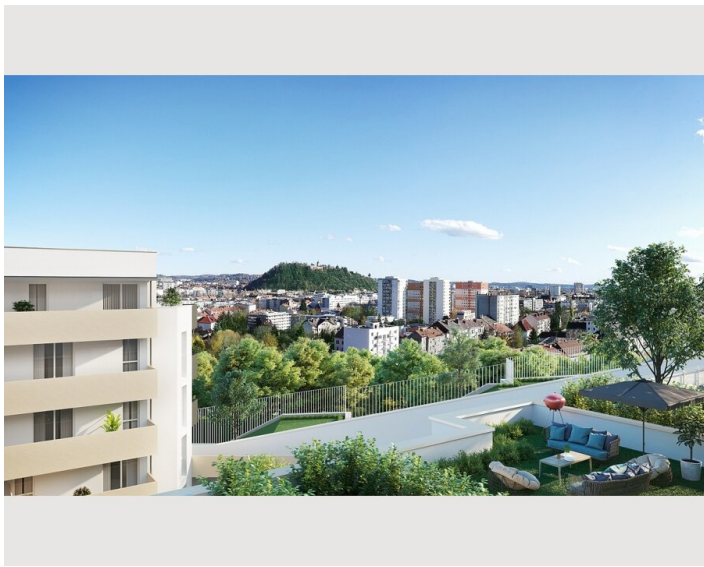
- Smoking not allowed
- Desk/Workplace
- Pets forbidden
- Short-term parking zone subject to a charge
- Private entrance
- Bicycle room free of charge

## Picture gallery











### Infrastructure

 next to the apartment

 10 km distance

 1.2 km distance

 next to the apartment

 2.7 km distance

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The apartment is located in the trendy Lend district, yet in a quiet area (in the "Lastenstraße" or Lendpark). Surrounded by trendy cafés, numerous restaurants, and many shops, the apartment has a unique location to explore and enjoy Graz! Additionally, the apartment has perfect access to public transportation, making a car unnecessary. If you still need a car, paid parking ("green zone") is available, or you can rent a parking space for 65 EUR per month with a main registration.

## Location

