



2 ROOM APARTMENT, 4040 LINZ

## Modern fully furnished apartment

Object number: ADW10

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Welcome to your new home! This stylish and fully furnished 50m<sup>2</sup> business apartment offers everything you need for a comfortable and productive stay. It is ideal for business travelers, expatriates, or couples.

<b>Period</b>	27/04/ - 27/05/2026
<b>Number of persons</b>	2
<b>Total incl. VAT.</b>	€ 2.448,96
<b>Security deposit</b>	€ 1.900,00



### Living space

50m<sup>2</sup>



### Maximum occupancy

2 Persons



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

1 Private bathroom 1 Separated bedroom



### 3. floor

Elevator available



### Check-in

09:00 - 18:00 Clock



### Check-out

09:00 - 18:00 Clock

## Sleeping options

### Sleeping room



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



1x Sofa bed (2 persons)

## Descripton of accommodation

The property, newly built in 2020, is located at the foot of St. Magdalena, one of the best locations in Linz. From here, both the city center and the most popular local recreation areas are perfectly accessible. The interplay of modern, spacious architecture in this prime location meets all requirements for the highest quality of living.

The apartment is convenient and well laid out, from the south-facing, spacious balcony you can enjoy a wonderful distant view as far as the mountains, simply your realm to feel good in! Tenants also have their own underground parking space in the building if required.

Ideal for short-term tenants, this apartment impresses with modern furnishings, excellent accessibility, and very good transport links (the tram is within walking distance).

For nature and sports lovers, the surrounding area offers numerous opportunities for activities such as cycling, running, and hiking. Lake Plesching can also be reached quickly by bike.

## Equipment & Features



### Basic equipment

- Balcony
- Internet/Wifi
- TV
- Bedclothes
- Private toilet
- Garage
- Iron & ironing board
- Hairdryer
- Loggia
- Music system/docking station
- Private washing machine
- Towels
- Private parking space
- Vacuum cleaner
- Cleaning utensils



### First supply

- Toilet paper
- Soap
- shampoo
- Nespresso capsules



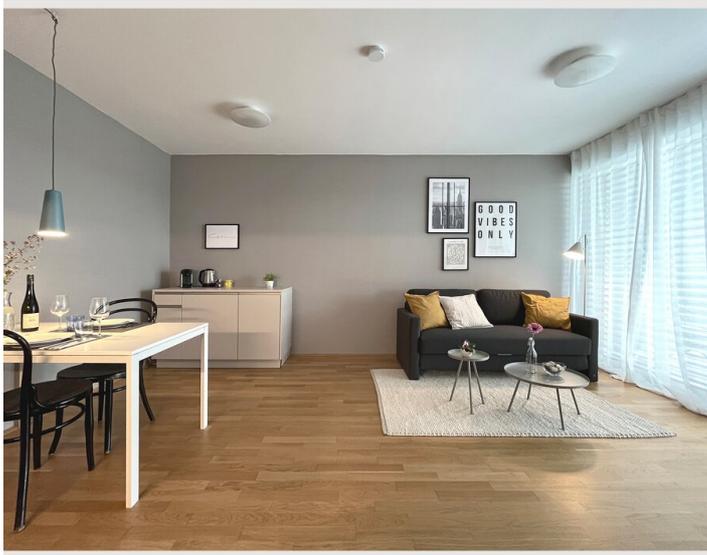
### Kitchen

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

## Informations

- Not suitable for children
- Free short-term parking zone
- Bicycle room free of charge
- Smoking not allowed
- Pets forbidden

## Picture gallery





## Infrastructure

-  From the airport Linz Blue Danube, take bus 601 directly to Linz Mainstation. From there, take tram line 1 or 2 heading towards Universität and alight at the Gründberg stop. The accommodation is just 100 meters away from there. There is also a cab rank in front of the arrivals hall at the airport. The cost for a taxi transfer to the accommodation is approximately 60 euros.
-  The accommodation is easily accessible from Linz Hauptbahnhof. Take tram line 1 or 2 towards Universität, and after approximately 15 minutes, get off at the Gründberg stop. The accommodation is only 100 meters from the station.
-  You can reach the City Center in 10 minutes by taking tram line 1 or 2.

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There are various amenities nearby such as a supermarket, pharmacy, bakery, bank, and a taxi stand. The nearest tram stop is also in close proximity. Additionally, schools, medical facilities, Johannes Kepler University, other shopping options, and the city center are easily accessible via public transportation.

## Location

