



STUDIO APARTMENT, 4060 LEONDING

## Furnished Apartment with Loggia in Leonding – Includes Parking & Bus Stop in Front of the Building

Object number: RFSV1

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Cozy furnished studio apartment with loggia in Leonding. Ideal for temporary stays with quick access to Linz, the main train station (10 min by car, 15-20 min by public transport), and the airport (15 min by car). Includes district heating, a separat

<b>Period</b>	15/05/ - 15/06/2025
<b>Number of persons</b>	2
<b>Total incl. VAT.</b>	€ 1.194,14
Security deposit	€ 800,00



### Living space

43m<sup>2</sup>



### Maximum occupancy

2 Persons



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

1 private bathroom 1 Living-Sleepingroom



### 3. floor



### Check-in

07:00 - 22:00 Clock



### Check-out

07:00 - 22:00 Clock

## Sleeping options

### Living and sleeping



1x Single bed



1x Sofa bed (1 person)

## Description of accommodation

This approx. 43 m<sup>2</sup> apartment is located on the 3rd floor of a well-maintained residential building and comes fully furnished. The living/sleeping area is functionally equipped and has access to a 6 m<sup>2</sup> loggia, perfect for relaxation.

The separate kitchen includes essential appliances. The bathroom has a bath tube and a separate toilet. Additionally, the apartment offers a hallway, a storage room, and a basement unit for extra space.

The heating is provided via district heating, ensuring comfortable temperatures. A parking space is available.

This apartment is ideal for business travelers, commuters, or individuals needing a temporary residence, particularly due to the quick access to Linz Central Station and Linz-Hörsching Airport.

### Equipment features



#### Basic equipment

- Loggia
- Private washing machine
- Private parking space
- Garden sharing
- Private toilet
- Vacuum cleaner



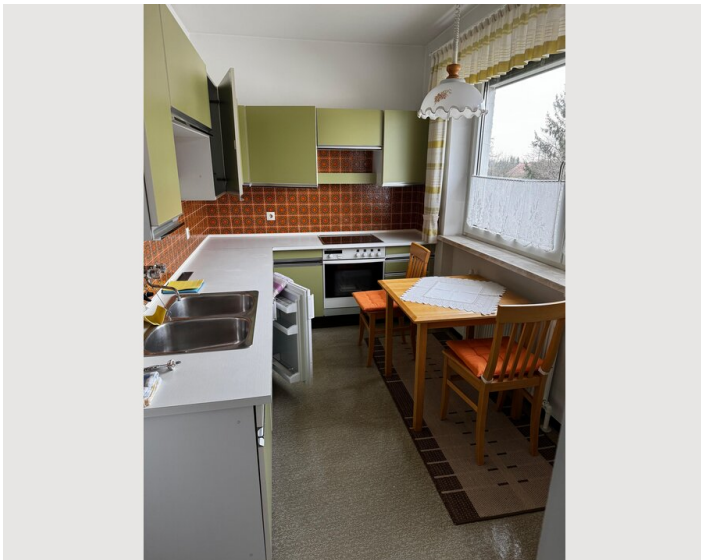
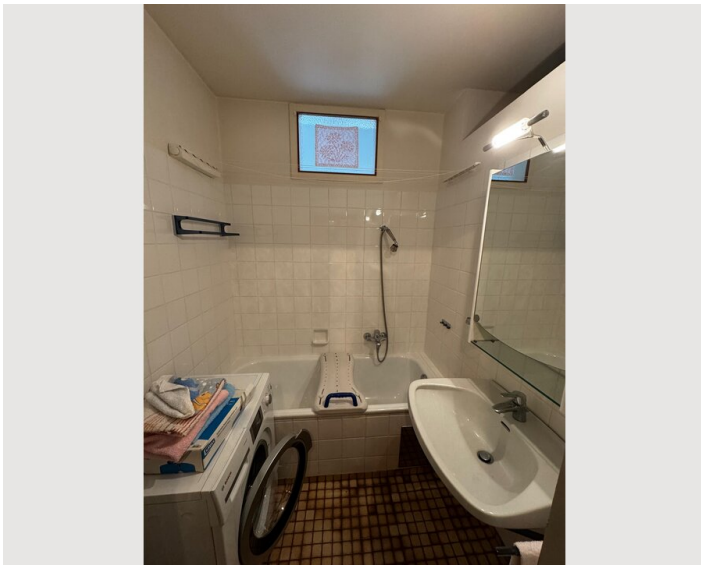
#### Kitchen

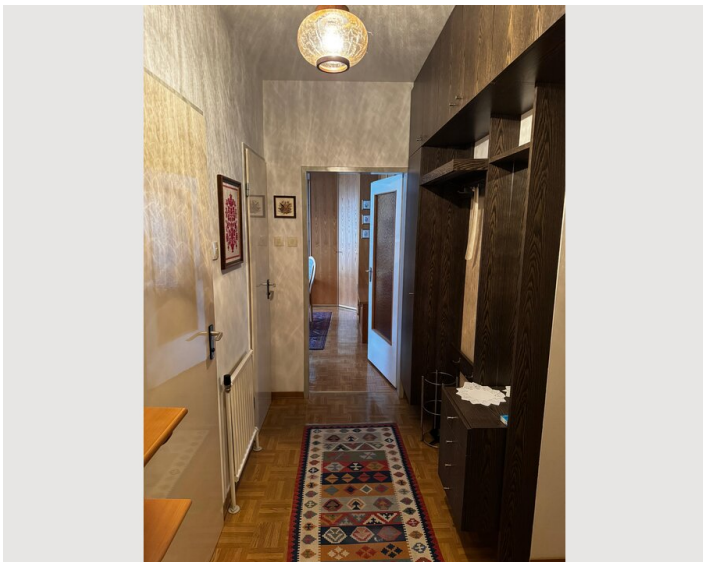
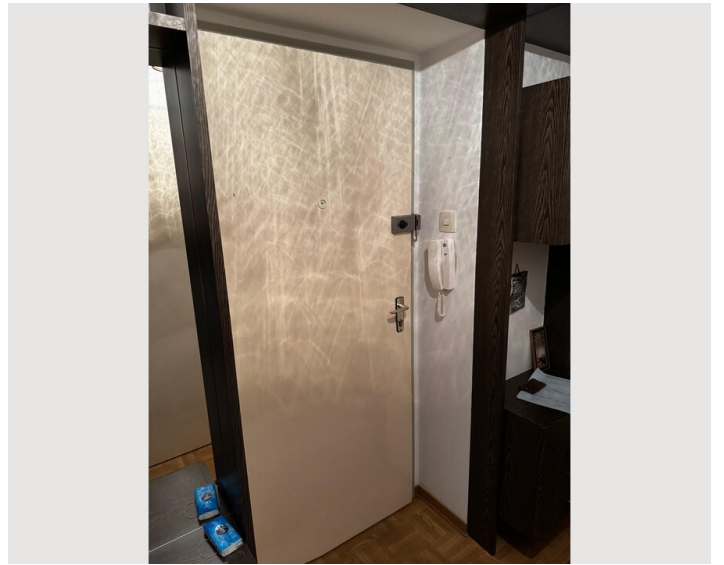
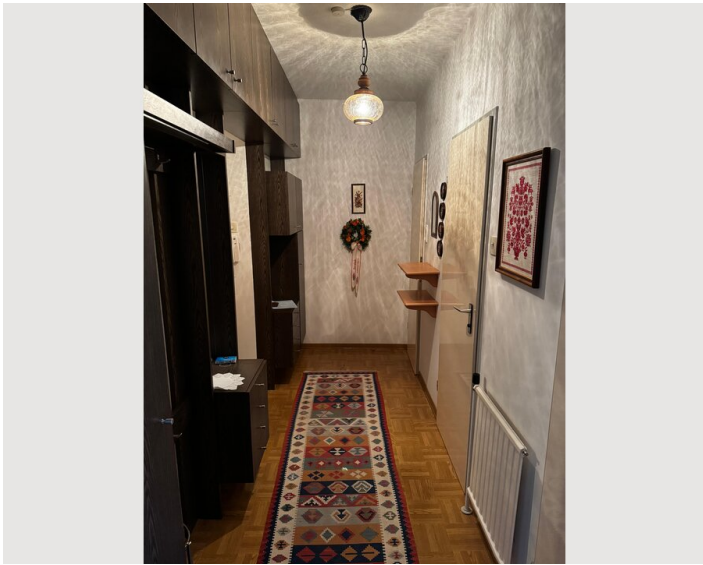
- Private kitchen
- Glasses/Tableware
- Cooking utensils

## Informations



- Suitable for construction workers
- Desk/Workplace
- Bicycle room free of charge
- Smoking not allowed
- Pets on request

## Picture gallery





## Infrastructure

 approx. 15 min by public transport; 10 min by car  in front of the building

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The apartment is located in a quiet yet central area of Leonding with excellent connections to Linz and Linz-Hörsching Airport.

### Public Transport:

Tram and bus stops within walking distance

### Linz Central Station (Hauptbahnhof):

By public transport: approx. 15–20 minutes

By car: approx. 10 minutes

### Linz-Hörsching Airport (LNZ):

By public transport: approx. 30 minutes

By car: approx. 15 minutes

### Shops & Essentials:

Supermarkets (Billa, Hofer) – approx. 5 minutes on foot

Pharmacy & medical center – approx. 10 minutes on foot

Fitness studios & sports facilities – nearby

Parks & recreational areas – within walking distance

Highway access for quick connections to Linz and surrounding areas

## Location

