



STUDIO APARTMENT, 8020 GRAZ

## Beautiful 40m<sup>2</sup> Apartment in Graz Eggenberg

Object number: AKWV1

[View and rent online](#)

This quiet apartment features a south-facing balcony with a view of Plabutsch, a spacious kitchen with a bar, and a generous living area. Includes a garage with a parking space. Excellent connections: 8 min to the main train station, 14 min to the ma

<b>Period</b>	16/06/ - 16/07/2025
<b>Number of persons</b>	2
<b>Total</b> incl. VAT.	€ 1.844,03
Security deposit	€ 1.400,00



### Living space

40m<sup>2</sup>



### Maximum occupancy

3 Persons



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

1 private bathroom 1 Living-Sleepingroom



### 3. floor

Elevator available



### Check-in

15:00 - 21:00 Clock



### Check-out

00:00 - 10:00 Clock

## Sleeping options

### Living and sleeping



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



1x Sofa bed (1 person)

## Description of accommodation

### Modern and Quiet Apartment on the Top Floor with a Stunning View

This stylish apartment is located on the top floor of its residential row, offering maximum living comfort in a peaceful environment. The south-facing balcony provides an unobstructed view of Plabutsch, perfect for relaxation, while sunlight fills the space from midday to evening, creating a bright and welcoming atmosphere. With only one direct neighbor, tranquility is guaranteed – the quiet hours have never been disturbed in the two years since the building was constructed.

#### Well-Designed Layout & High-Quality Features:

The spacious living area boasts an open, modern kitchen with a bar – perfect for social evenings. A large TV enhances the cozy atmosphere. The sleeping area is visually separated from the living space by a wall without a door, maintaining an open and airy feel. A large wardrobe and ample additional storage options ensure plenty of space for organization.

#### Prime Location & Excellent Connectivity:

Situated directly at Jochen-Rindt-Platz, the apartment is just a short walk from a supermarket. Public transport provides quick connections: only 8 minutes to the main train station and 14 minutes to the city center. A private garage with a dedicated parking space completes this attractive offering.

This apartment is perfect for those seeking a quiet, sunny, and well-connected home with plenty of comfort and storage space.

## Equipment features



### Basic equipment

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



### First supply

- Toilet paper
- Nespresso capsules
- shampoo
- Fridge filling on request



### Kitchen

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

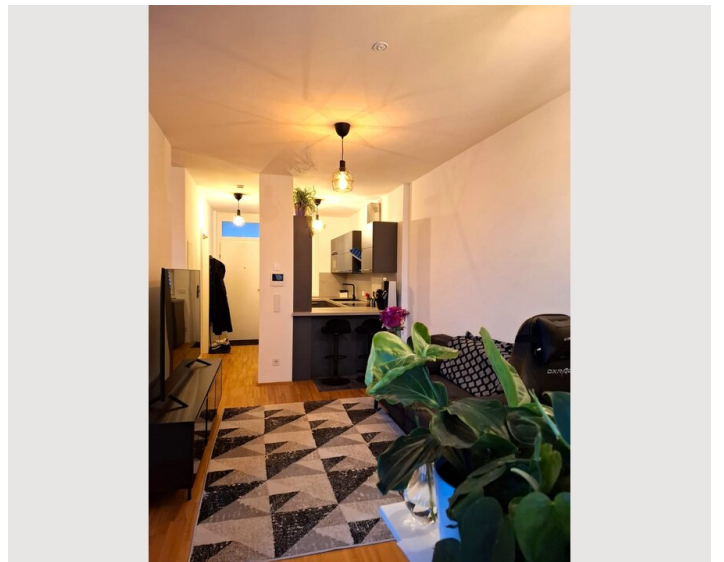
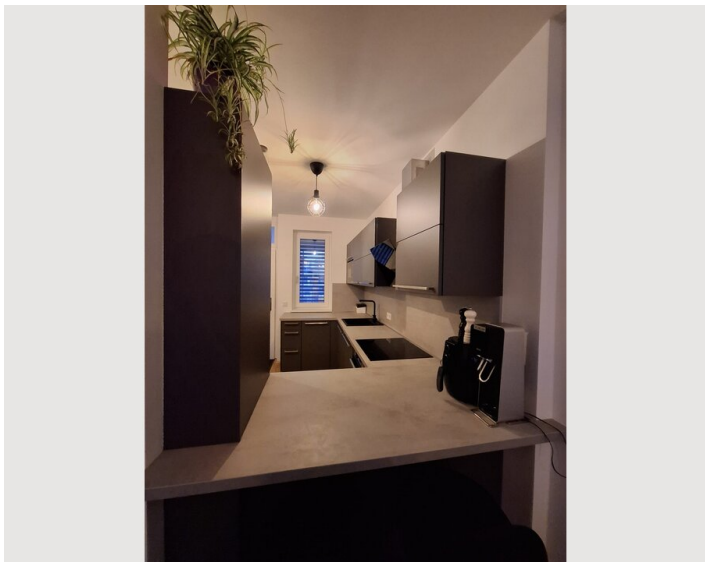
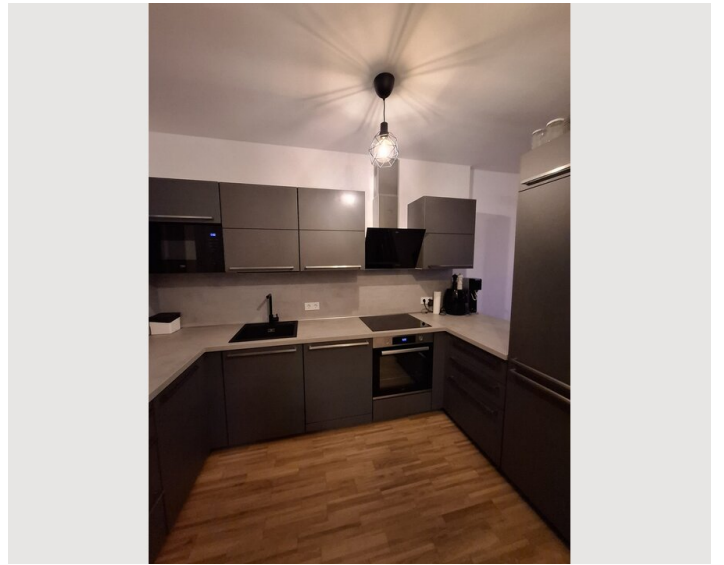
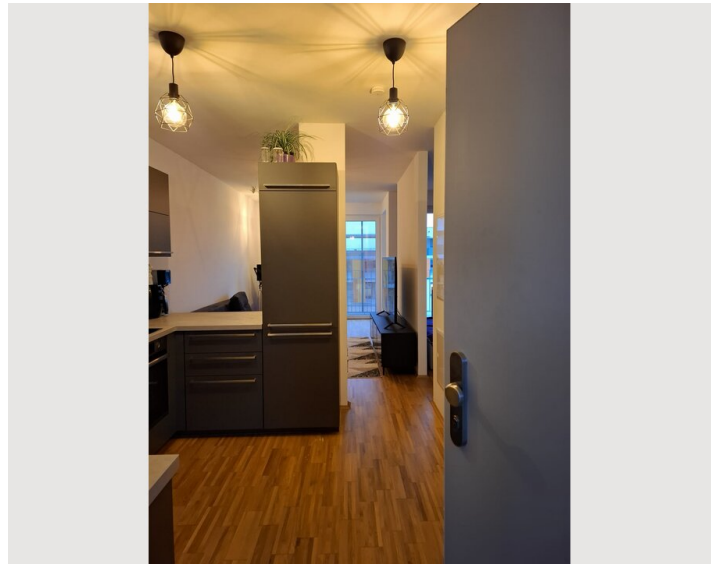
## Informations

- Desk/Workplace
- Bicycle room free of charge
- Pets on request

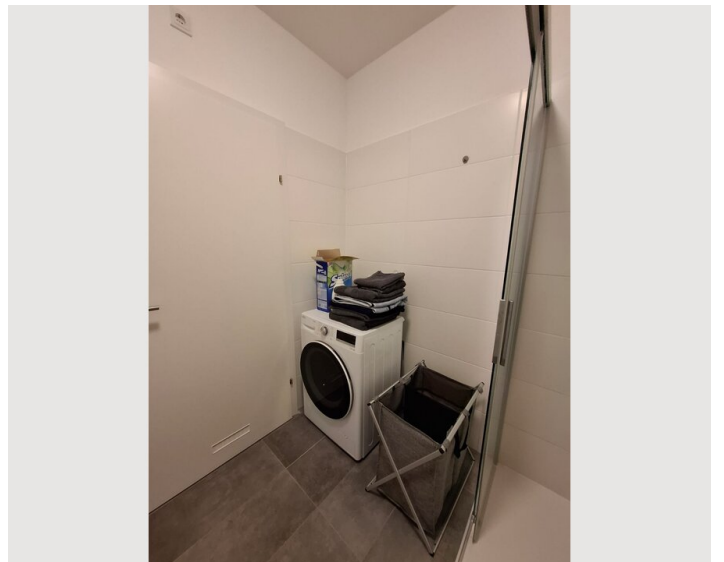
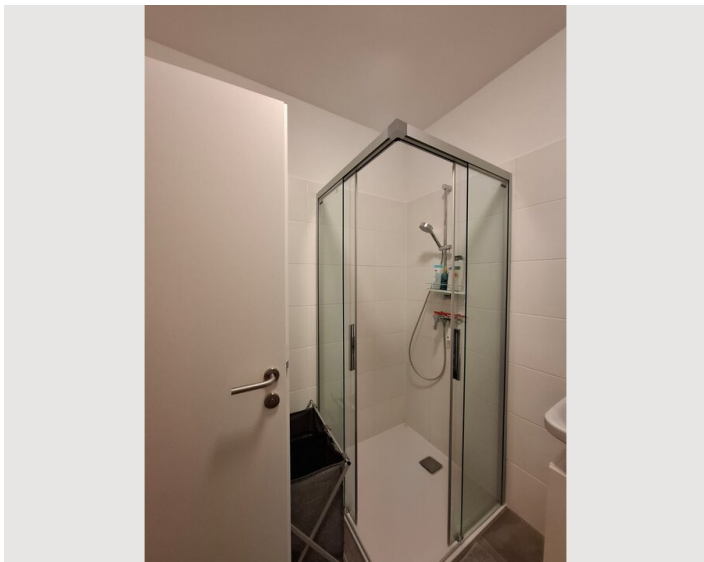
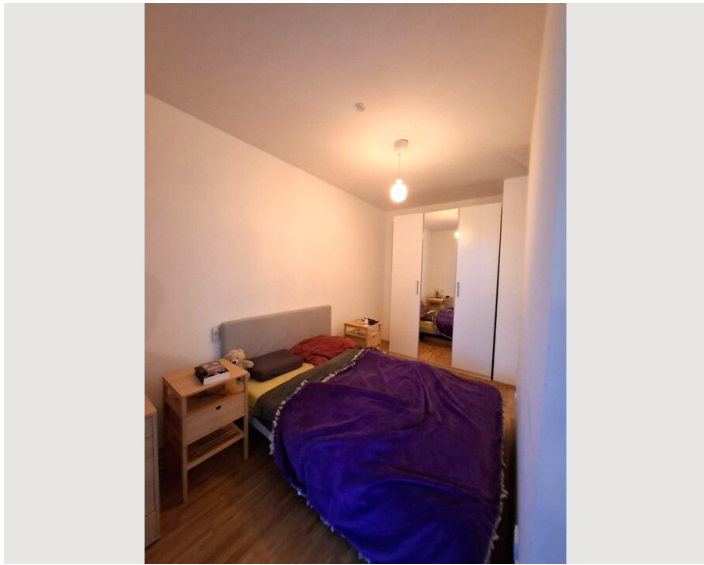
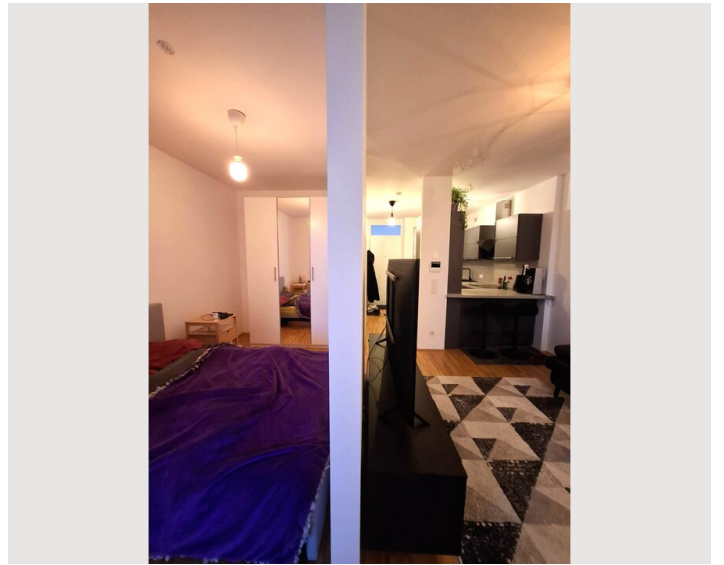
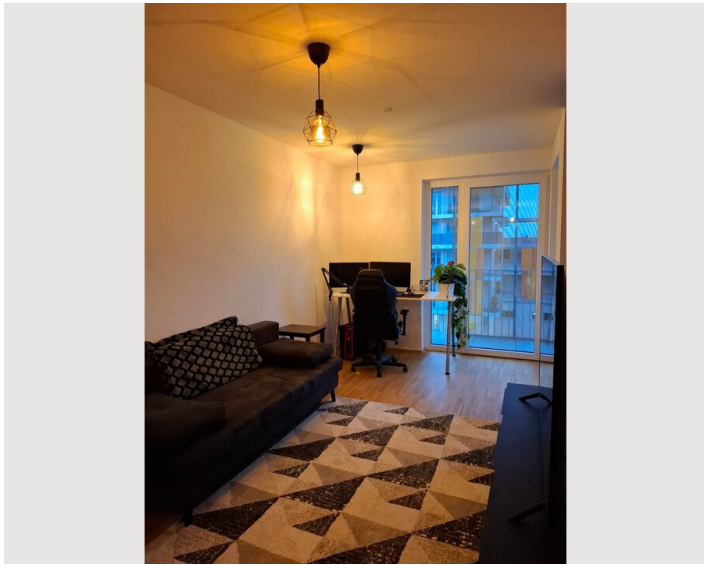
## Additional services

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

## Picture gallery







## Infrastructure



### Excellent Infrastructure & Ideal Connectivity

This apartment boasts a prime location with outstanding access to public transportation and essential everyday amenities.

Bus stop: Just a 1-minute walk away, ensuring perfect public transport connections.

Supermarket: Only a 5-minute walk – ideal for quick shopping trips.

Main train station: Easily reachable in 8 minutes by public transport, perfect for commuters.

City center (Main Square): Just 14 minutes away by public transport.

Airport: Reachable in 20 minutes by public transport, convenient for frequent travelers.

Additionally, the apartment includes a private garage with a dedicated parking space. This combination of urban convenience and a quiet residential setting makes it especially appealing.

## Location

