



2 ROOM APARTMENT, 4040 LINZ

## Bright attic apartment with balcony

Object number: TKOJ1

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Bright and beautiful apartment with a balcony and access to shared terrace with views of Pöstlingberg. Everything you need for comfortable living in one of Linz's best locations next to the Danube. A 10-minute walk from the main square.

<b>Period</b>	27/04/ - 27/05/2026
<b>Number of persons</b>	2
<b>Total incl. VAT.</b>	€ 1.672,14
<b>Security deposit</b>	€ 1.300,00



### Living space

60m<sup>2</sup>



### Maximum occupancy

4 Persons



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

1 Shared bathroom 1 Separated bedroom 1 Living-Sleepingroom



### 3. floor

Elevator available



### Check-in

12:01 - 20:00 Clock



### Check-out

08:00 - 12:00 Clock

## Sleeping options

### Sleeping room



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

### Living & Sleeping



1x Sofa bed (2 persons)

## Descripton of accommodation

The apartment is very bright and is located in a family-friendly community near the Danube River in the Alturfahr district. It consists of a living room, kitchen, bedroom with walk-in closet, bathroom, and toilet. The living room features a large pull-out couch that can accommodate two additional people. A small work area with a desk is located in the center of the apartment. The spacious balcony invites you to linger at sunset. There is also access to a shared terrace with a view of the Pöstlingberg, which you practically have exclusive use of.

## Equipment & Features

### Basic equipment

- Balcony
  - Roof-terrace
  - TV
  - Bedclothes
  - Private toilet
  - Vacuum cleaner
  - Cleaning utensils
  - Terrace
  - Internet/Wifi
  - Private washing machine
  - Towels
  - Garage
  - Iron & ironing board
  - Hairdryer
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### First supply

- Toilet paper
  - Soap
  - shampoo
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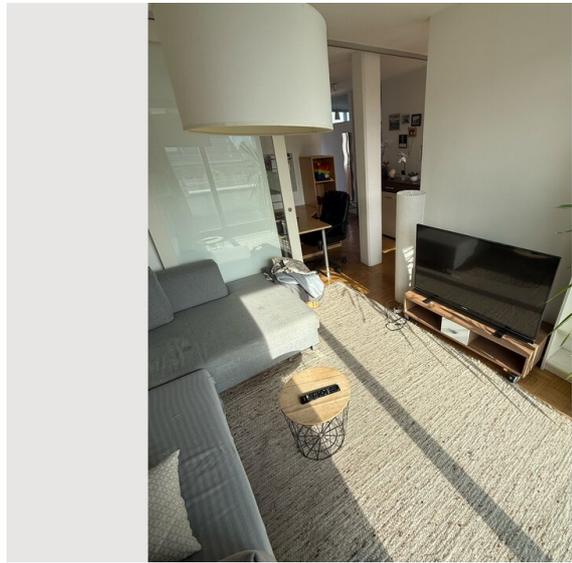
### Kitchen

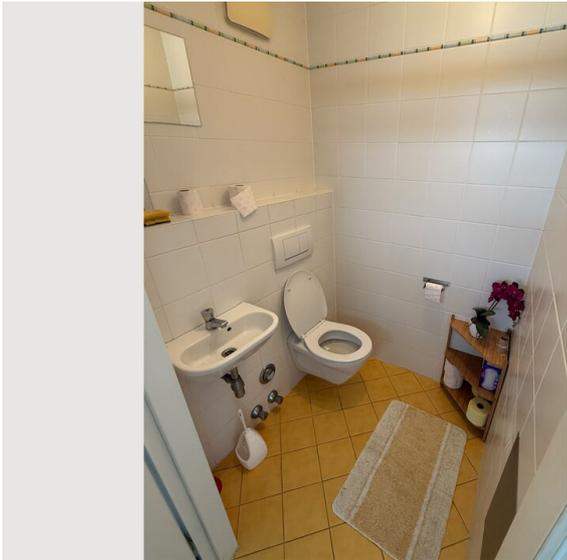
- Private kitchen
- Espresso machine
- Dishwasher
- Glasses/Tableware
- Filter coffee

## Informations

- Suitable for children
- Desk/Workplace
- Regular cleaning at extra cost
- Smoking not allowed
- Pets on request
- Bicycle room free of charge

## Picture gallery







### Infrastructure

 Bus line 33, tram line 3 & 4 and tram to the Pöstlingberg 50 metres away

 15 minutes walking to the city centre "Hauptplatz"

 train station "Mühlkreisbahnhof" 5 minutes walking away

 18 minutes to the central station by tram

 10 minutes walking to the shopping centre "LentiaCity"

 25 minutes by car

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The apartment is located in one of Linz's best neighborhoods at the foot of Pöstlingberg Hill, a few minutes' walk from the Danube.

Tram stops for lines 3 and 4, as well as bus line 33 and the Pöstlingbergbahn are right outside the front door.

The main square and thus the center of Linz are less than a 15-minute walk away.

On hot summer days, the Danube beach, a 5-minute walk away, is highly recommended.

## Location

