

2 ZIMMER WOHNUNG, 8044 GRAZ

## modern, bright apartment in Graz-Mariatrost

Object number: LIJV1

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A bright, modern, newly built apartment with floor-to-ceiling windows and a terrace accessible from all sides, flooded with light and furnished with modern, high-quality furniture. Covered parking space, P+R and bus stop right outside.

<b>Period</b>	22/07/ - 22/08/2025
<b>Number of persons</b>	2
<b>Total incl. VAT.</b>	€ 1.873,03
<b>Security deposit</b>	€ 1.300,00



### Living space

52m²



### Maximum occupancy

2 Persons



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

1 private bathroom 1 Separated bedroom



### 2. 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)

## Description of accommodation

The apartment at Mariatrosterstraße 384, 8044 Graz, is in an excellent location, offering both tranquility and easy access to the center of Graz. The area is characterized by its natural setting and proximity to amenities. The apartment (the house) was newly built in 2023, has not been used so far, and is centrally located on Mariatrosterstraße. Windows face the garden, offering beautiful views of the surrounding countryside. Conveniently located yet quiet. The living room and bedroom have floor-to-ceiling sliding windows that open onto a spacious balcony.

Kitchen by EWE, table/chairs by VIPP, bed by Moormann, shelves by Montana, armchairs by Andreu World, and opaque, sound-reducing curtains by Gerriets. Balcony lounge furniture by Extremis. Accessible via elevator.

Location description:

Transportation and accessibility: The apartment is well connected to the public transport network. The bus stop for regional buses, both into and out of the city, is opposite, allowing quick access to the city center. By car, you can reach the center of Graz in about 10 minutes.

Shopping options: Hofer, Spar, BIPA, Packstation, gas station, tobacco shop, and restaurants, some within walking distance.

Educational institutions: The surrounding area offers a good selection of educational institutions, including kindergartens, schools, and universities. The proximity to the University of Graz and other academic institutions also makes this location attractive for lecturers, staff, and students.

Recreational opportunities: Thanks to its natural setting, the area offers numerous opportunities for leisure activities. Hiking and cycling trails begin right on the doorstep, and the surrounding area offers a variety of recreational areas, including the city park and Graz's local mountain, the Schöckl.

Healthcare: Various doctors, pharmacies, and health centers. Furthermore, the Graz Regional Hospital is within a short driving distance.

## Equipment & Features



### Basic equipment

- Terrace
- Private washing machine
- Towels
- Private parking space
- Iron & ironing board
- Internet/Wifi
- Bedclothes
- Private toilet
- Vacuum cleaner
- Cleaning utensils



### First supply

- Toilet paper
- Soap
- shampoo



### Kitchen

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

## Informations

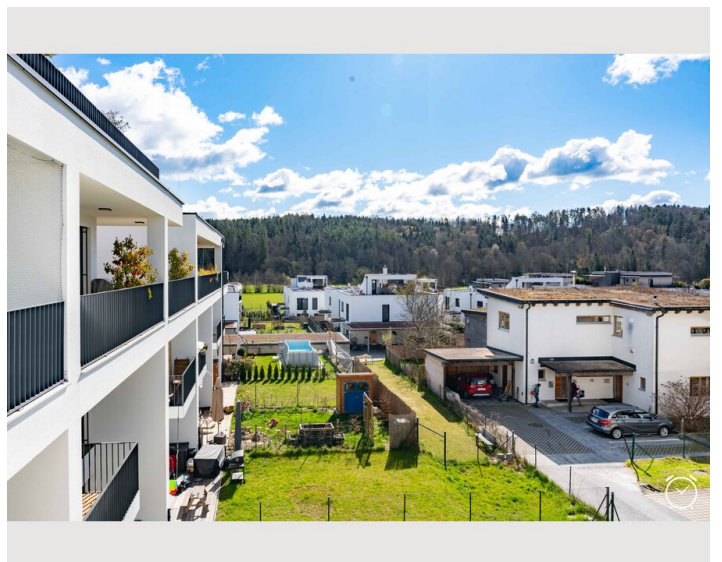
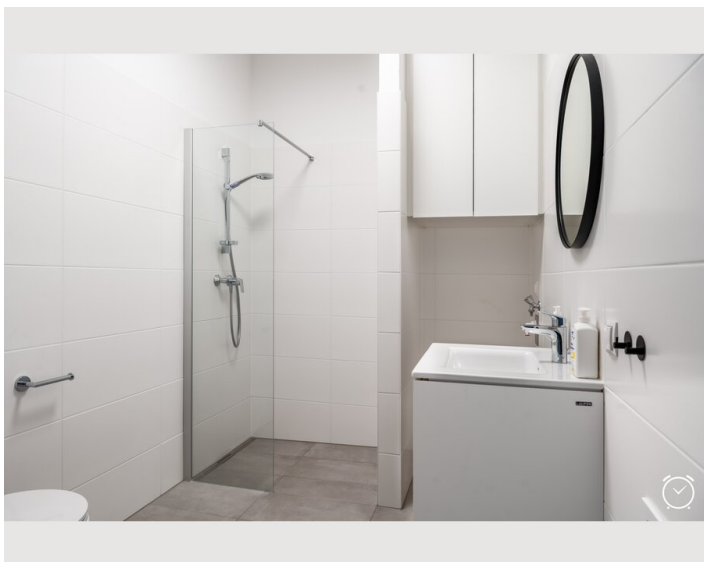
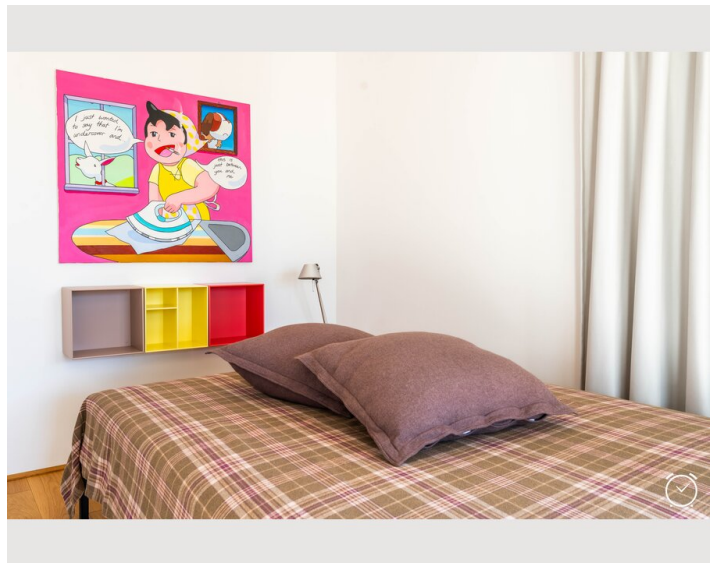
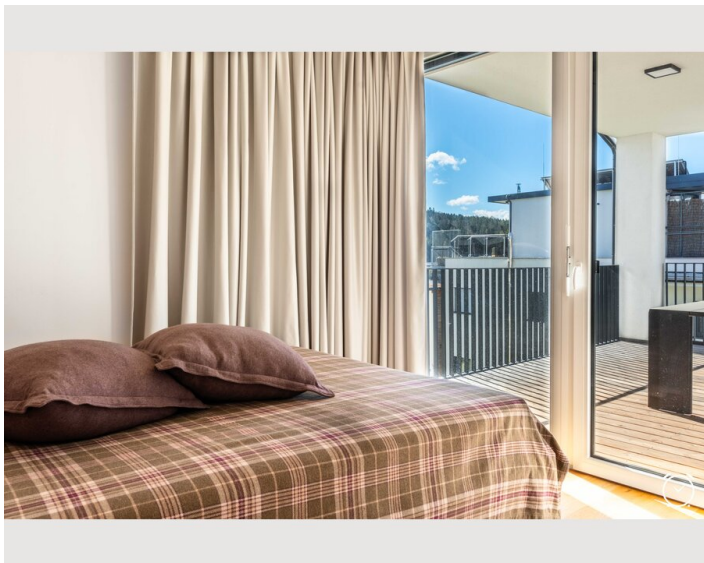
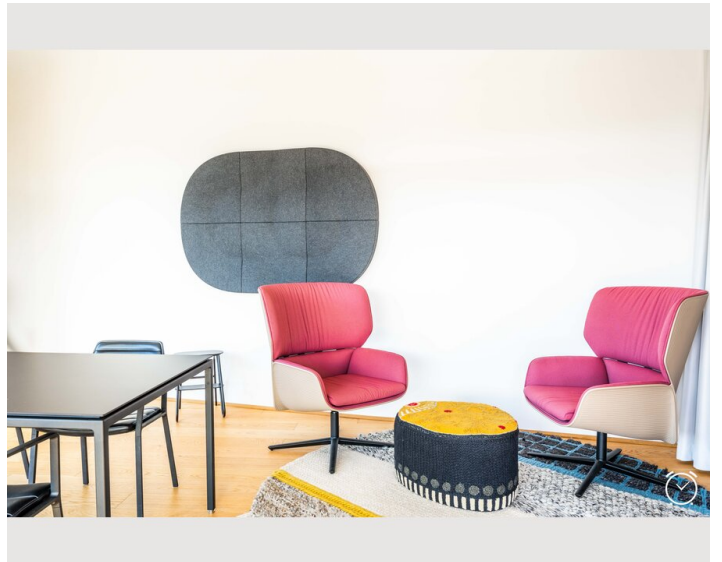
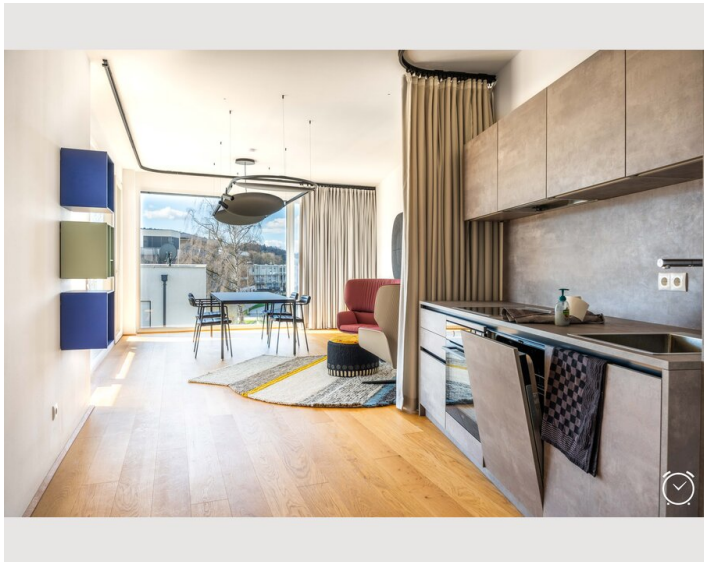
- Suitable for children
- Pets allowed
- Smoking not allowed
- Bicycle room free of charge

## Additional services

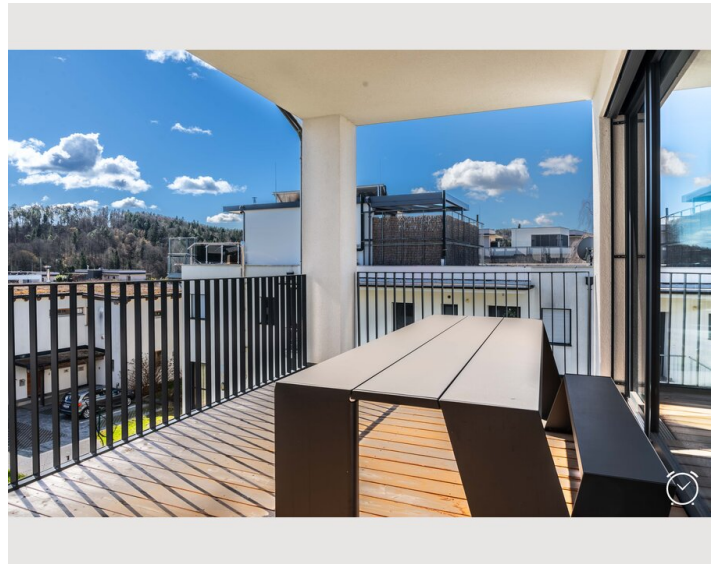
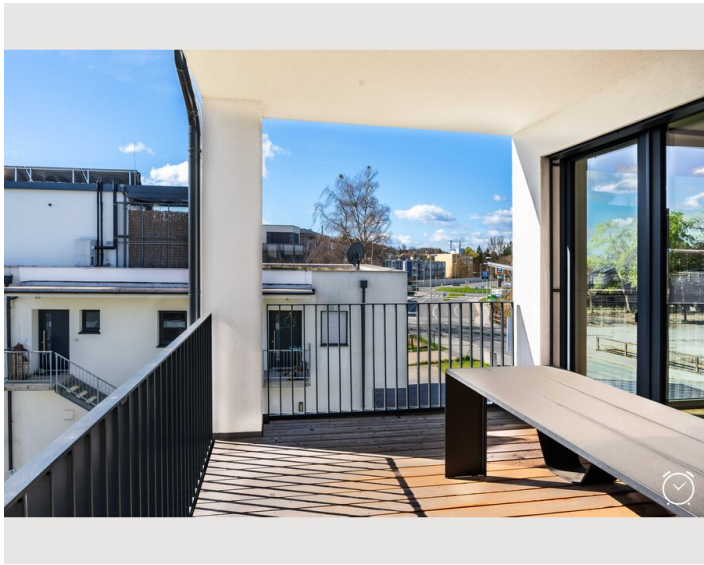
- final cleaning (€ 300,00)

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

## Picture gallery

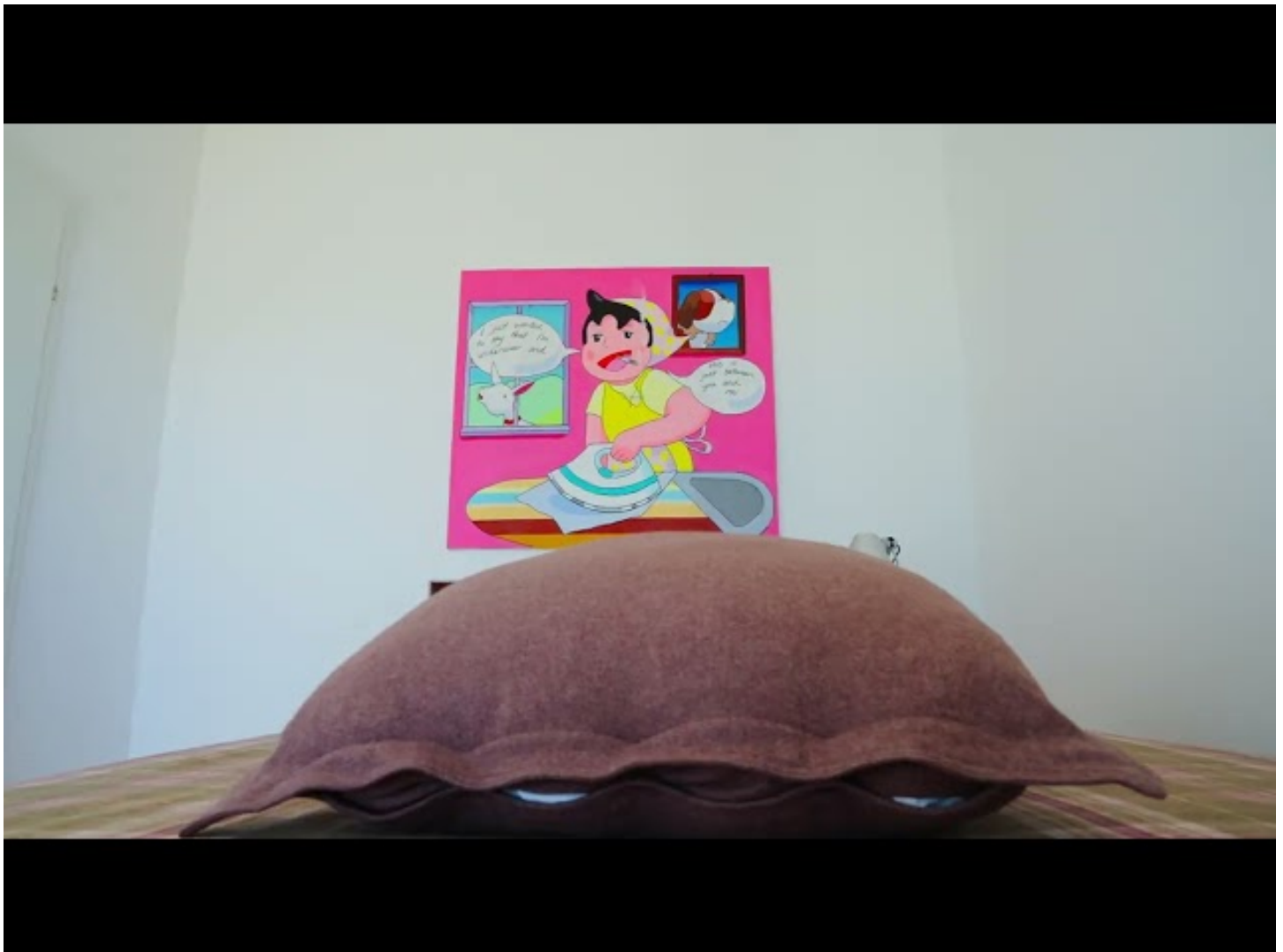







## Video

[Goto Video](#)



### Infrastructure

 Mariatrost P+R Fölling

 30 minutes by bus

 15 minutes by bus, car or bike

 30 minutes by car

 Hofer / BIPA 2 minutes

Mobile in all ways: bus stop and P+R directly opposite, apartment has its own covered parking space, a bicycle rack in the yard or locked in the basement.

### Location

