



3 ROOM APARTMENT, 8041 GRAZ

## Modern Living Dream: Renovated, Light-Filled 3-Room Apartment in a Prime Location!

Object number: NADW1

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Bright, stylish apartment for ultimate comfort! Perfect location – just minutes to the city, highway, or shopping. Fully furnished & well-equipped for immediate move-in. Enjoy modern living with top-notch amenities and excellent connectivity!

<b>Period</b>	02/06/ - 02/07/2025
<b>Number of persons</b>	2
<b>Total</b> incl. VAT.	€ 2.539,86
Security deposit	€ 2.000,00



### Living space

85m²



### Maximum occupancy

4 Persons



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

1 private bathroom 2 Separated bedrooms



### 1. floor

Elevator available



### Check-in

08:00 - 22:00 Clock



### Check-out

08:00 - 18:00 Clock

## Sleeping options

### Bedroom 1



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

### Bedroom 2



1x Sofa bed (2 persons)

## Descripton of accommodation

This bright, stylish 3-room apartment offers a perfect living experience and is located in an ideal spot. In just a few minutes, you can reach the city center, the highway, or the nearby shopping center – perfect for those who appreciate excellent connectivity.

The spacious, open living and dining area provides plenty of room to relax. The modern, fully equipped kitchen includes a stove, refrigerator with freezer, oven, dishwasher, microwave, and coffee machine. A cozy dining area and a bar at the open kitchen invite you to unwind and enjoy.

The large, bright bedroom is furnished with a comfortable double bed, a spacious wardrobe, and a practical workspace – perfect for a home office or reading. The second bedroom is smaller but cozy, equipped with a comfortable sofa bed and a wardrobe.

The modern bathroom offers a shower and a washing machine, and there is an additional separate toilet for added convenience. A storage room provides extra space for your belongings.

TV and internet are already included, making it ready for you to move in immediately. This charming apartment combines comfort with top infrastructure – a place to settle in and feel at home!

## Equipment features



### Basic equipment

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



### First supply

- Toilet paper
- Soap
- shampoo
- Nespresso capsules



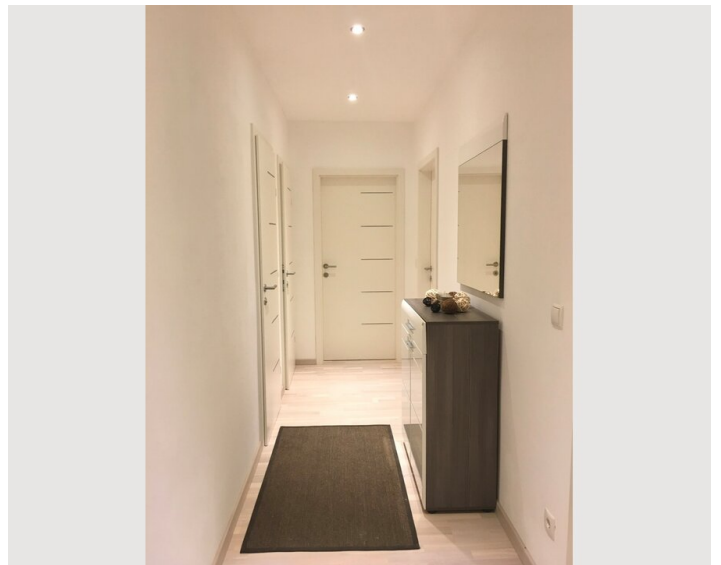
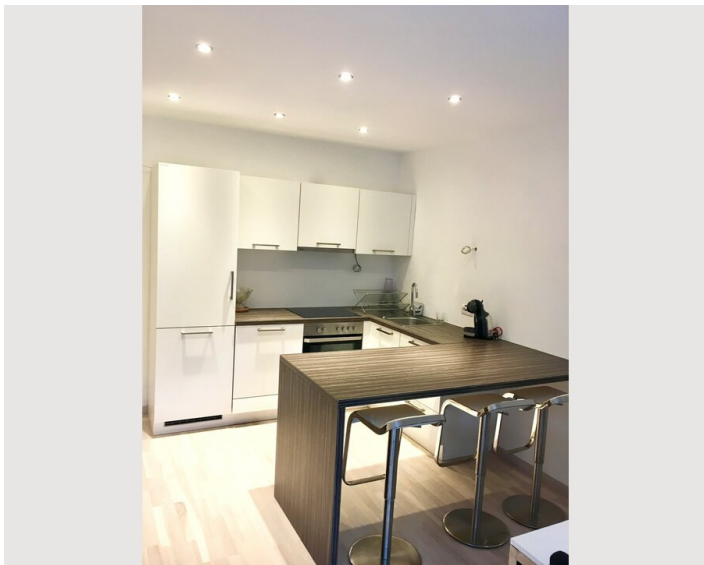
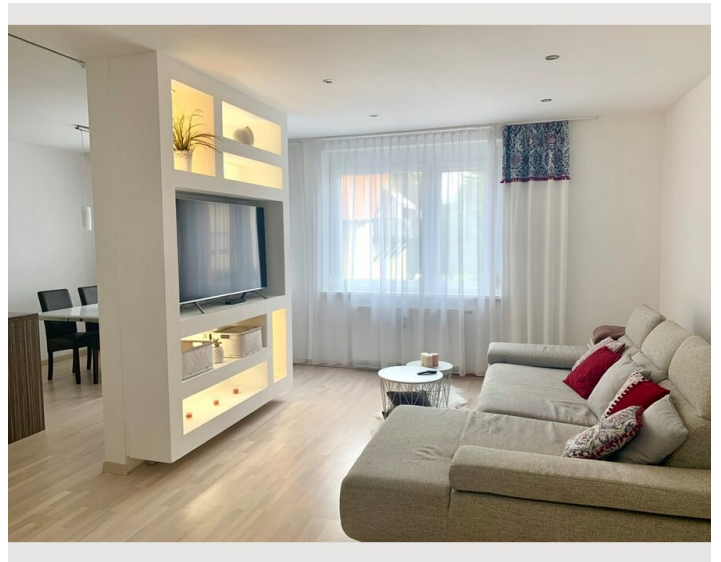
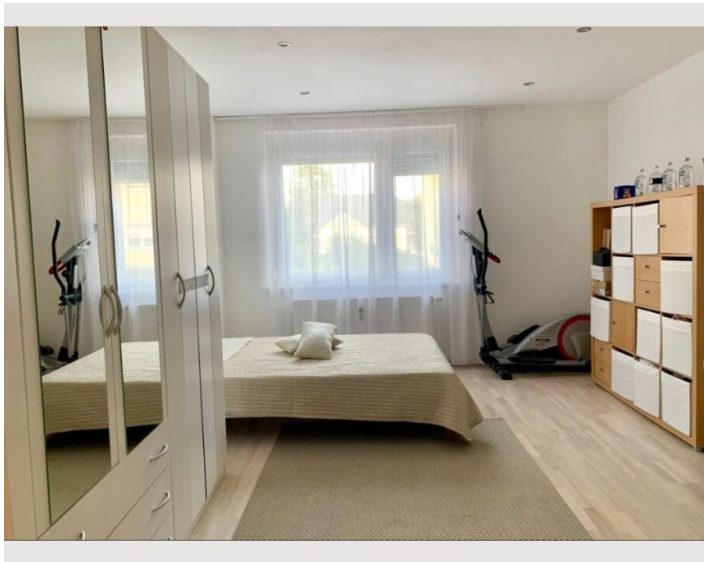
### Kitchen

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

## Informations

- Suitable for children
- Short-term parking zone subject to a charge
- Pets on request
- Bicycle room free of charge
- Smoking not allowed
- Desk/Workplace
- Regular cleaning at extra cost

## Picture gallery



## Infrastructure



The apartment is located at Liebenauer Hauptstraße 30, near the stadium. A BIM station is just around the corner, and it's less than 10 minutes by tram to Jakominiplatz. The city center is also quickly accessible by bike. The Murpark shopping center is just a few minutes away. In the immediate vicinity, you'll find several restaurants, snack bars, a bakery, as well as grocery stores like Hofer and Lidl. The Fitinn gym is also just a few meters away.

## Location

