



HOUSE, 8020 GRAZ

Loftstudio "Eggenberg Castle" - Half of a house in front of Eggenberg Castle in Graz

Object number: KTSU1

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Barrier-free semi-detached house directly at the gates of Eggenberg Castle. Exclusive new studio apartment with designer furnishings and a large south-facing terrace in a prime location in Graz. Private parking and excellent public transport connecti

Period	01/05/ - 31/05/2026
Number of persons	2
Total incl. VAT.	€ 2.083,04
Security deposit	€ 1.400,00



Living space

66m²



Maximum occupancy

4 Persons



Complete accommodation [?]

1 Private bathroom 1 Separated bedroom 1 Living-Sleepingroom



Ground floor



Check-in

14:00 - 23:00 Clock



Check-out

00:00 - 09:30 Clock

Sleeping options

Sleeping room



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

Living & Sleeping



1x Sofa bed (1 person)



1x Extra bed

Descripton of accommodation

Living near Eggenberg Castle and Park

This barrier-free half-house is located in a well-maintained complex directly opposite Eggenberg Palace. The pleasant ceiling height, exclusive furnishings, and the sunny courtyard-facing outdoor area ensure maximum living comfort. Private parking is included.

The palace and the Eggenberg Palace Park, a UNESCO World Heritage Site, are a magnet for many families. Especially in summer, the flora on the historic grounds invites you to linger.

The location offers numerous other advantages, such as:

- Quiet living in Alt-Eggenberg
- Excellent infrastructure and public transport connections (with lines 1 or 7, the main train station is just ten minutes away and the city center is 15 minutes away)
- Excellent selection of schools, kindergartens, and educational institutions
- Numerous sports and leisure opportunities (Austerbad, tennis court, ASKÖ Center with a fitness studio and numerous sporting activities, and much more in the immediate vicinity)

The nearby "Plabutsch" is a true natural paradise and offers numerous outdoor activities such as cycling, hiking, walking, and jogging. Mountain bikers will find popular trails here.

The apartment is equipped with a modern kitchen with Neff appliances.

Room layout:

Vest	6.08 m ²
Toilet	1.35 m ²
Storage room	0.59 m ²
Kitchen	5.12 m ²
Living & dining room	25.22 m ²
Room	12.38 m ²
Bathroom	4.51 m ²
Terrace	11.25 m ²

Equipment & Features



Basic equipment

- Terrace
- Internet/Wifi
- Bedclothes
- Private toilet
- Vacuum cleaner
- Hairdryer
- Garden sharing
- TV
- Towels
- Private parking space
- Cleaning utensils



First supply

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



Kitchen

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

Informations

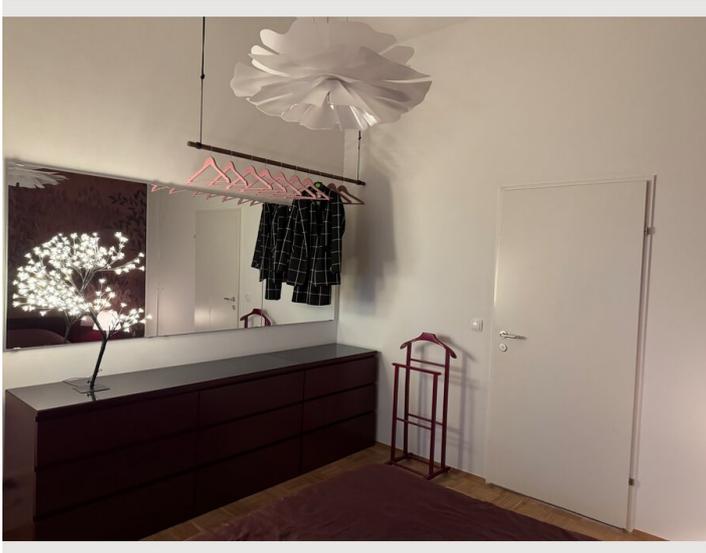
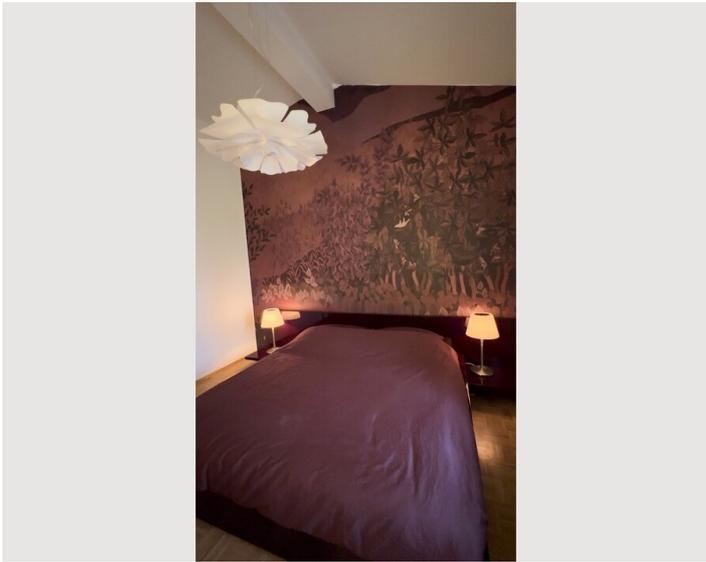
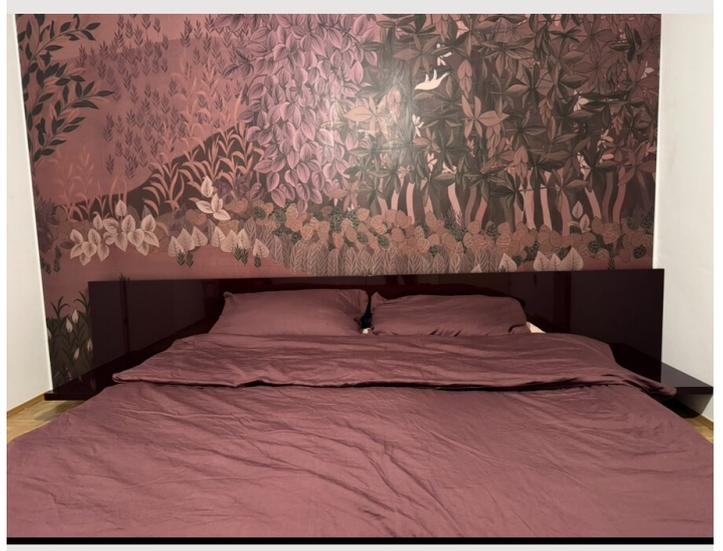
- Private entrance
- Bicycle room free of charge
- Pets on request

Additional services

- Final cleaning (€ 120,00)

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

Picture gallery







Infrastructure

 100m

 in 15 minutes with public transport

 <1425m

 525m

Health

Doctor <275m

Pharmacy <525m

Clinic <1300m

Hospital <650m

Children / Schools

School <325m

Kindergarten <400m

University <975m

High School <1025m

Local Services

Supermarket <525m

Bakery <600m

Shopping Center <1775m

Transport

Highway Access <4500m

Train Station <1425m

Airport <10000m

Other

Bank <550m

Post Office <975m

Police <1500m

Location

