

HOUSE, 8020 GRAZ

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

Object number: KTSU1

View and rent online

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	06/11/ - 06/12/2026
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

Descripiton 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 m²
Toilet	1.35 m²
Storage room	0.59 m²
Kitchen	5.12 m²
Living & dining room	25.22 m²
Room	12.38 m²
Bathroom	4.51 m²
Terrace	11.25 m²

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

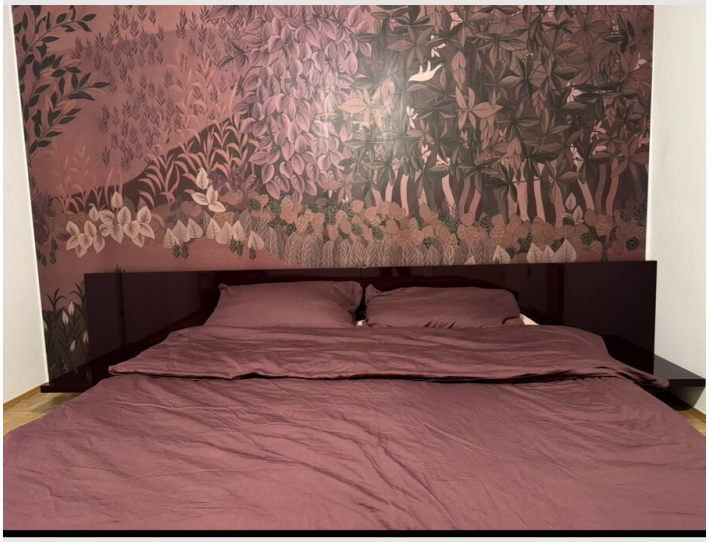
Additional services

- 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

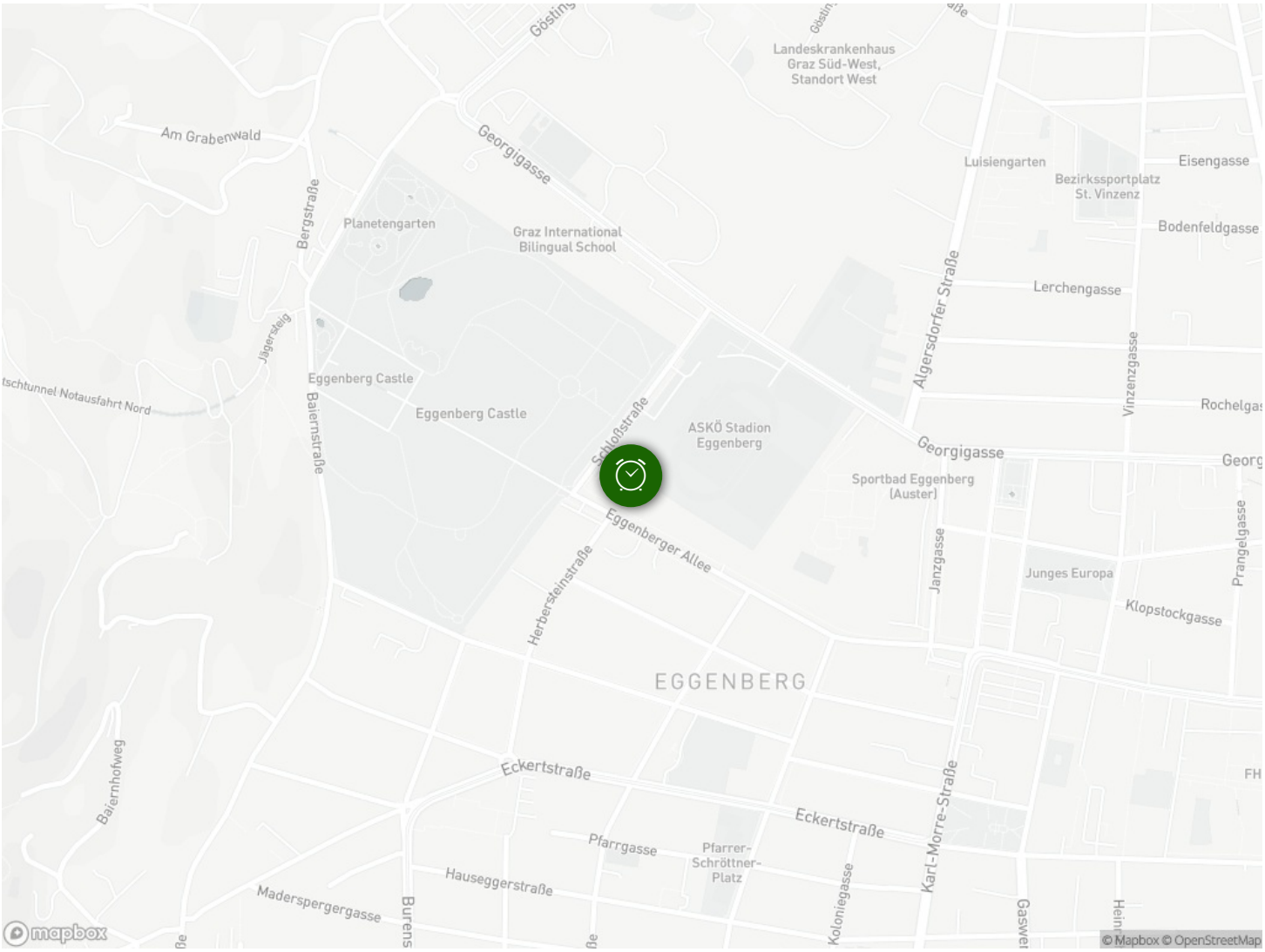
Children / Schools
School <325m
Kindergarten <400m
University <975m
High School <1025m

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


Landeskrankenhaus
Graz Süd-West,
Standort West
Am Grabenwald
Georgigasse
Luisiengarten
Eisengasse
Bezirkssportplatz
St. Vinzenz
Bergstraße
Planetengarten
Graz International
Bilingual School
Bodenfeldgasse
Algersdorfer Straße
Lerchengasse
Jägersteig
Eggenberg Castle
Vinzenzgasse
Baiernstraße
Eggenberg Castle
Schloßstraße
ASKÖ Stadion
Eggenberg
Georgigasse
Sportbad Eggenberg
(Auster)
Eggenberger Allee
Herbersteinstraße
Junges Europa
Klopstockgasse
Prangelgasse
EGGENBERG
Eckertstraße
Eckertstraße
Pfarrgasse
Pfarrer-
Schröttner-
Platz
Hauseggerstraße
Maderspergergasse
Karl-Morre-Straße
Baiernhofweg
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