



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

|                          |                     |
|--------------------------|---------------------|
| <b>Period</b>            | 01/06/ - 02/07/2026 |
| <b>Number of persons</b> | 2                   |
| <b>Total incl. VAT.</b>  | € 2.142,46          |
| Security deposit         | € 1.400,00          |



### Living space

66m<sup>2</sup>



### Maximum occupancy

4 Persons



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

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 <sup>2</sup>  |
| Toilet               | 1.35 m <sup>2</sup>  |
| Storage room         | 0.59 m <sup>2</sup>  |
| Kitchen              | 5.12 m <sup>2</sup>  |
| Living & dining room | 25.22 m <sup>2</sup> |
| Room                 | 12.38 m <sup>2</sup> |
| Bathroom             | 4.51 m <sup>2</sup>  |
| Terrace              | 11.25 m <sup>2</sup> |

## 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

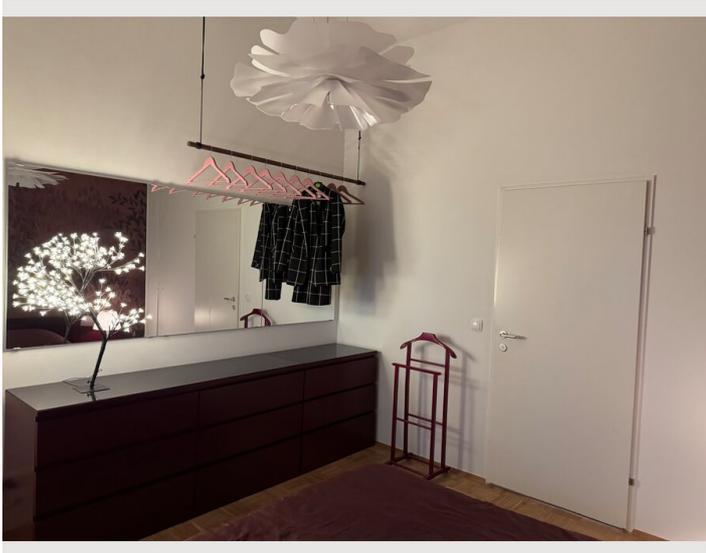
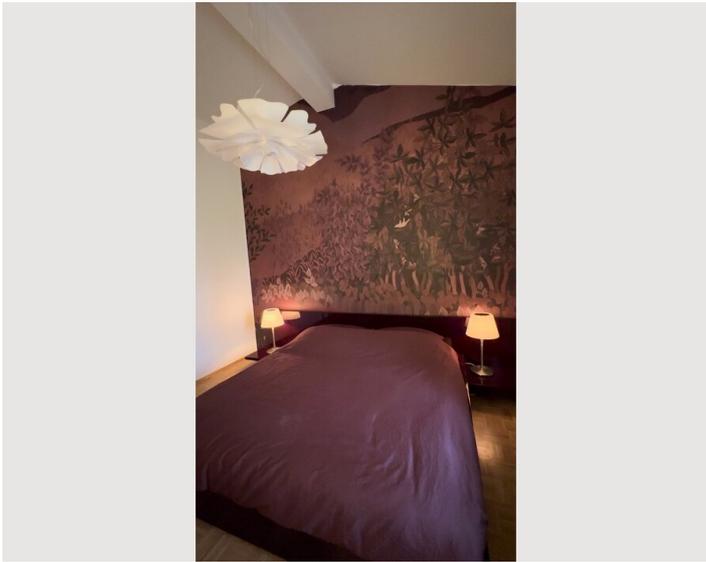
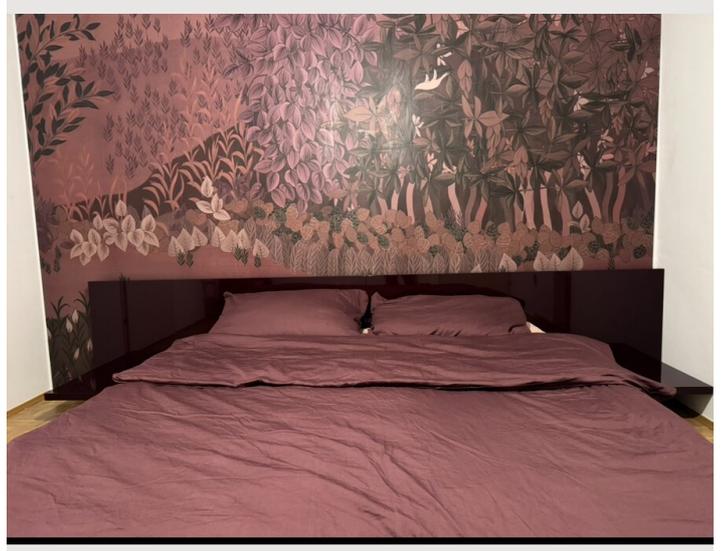
- Private entrance
- Bicycle room free of charge
- Pets on request

## 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

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### 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

