



3 ROOM APARTMENT, 8051 GRAZ








# Sunny apartment in a green oasis

Object number: YQRN1

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Period	09/12/2025 - 09/01/2026
Number of persons	2
Total incl. VAT.	€ 2.026,72
Security deposit	€ 1.600,00

Enjoy your stay in this quiet, sunny 3-room apartment surrounded by greenery. Filled with natural light and a cozy atmosphere, it's the perfect place for a relaxing stay. Feel at home in Graz!

 <b>Living space</b> 76m <sup>2</sup>	 <b>1. floor</b>
 <b>Maximum occupancy</b> 4 Persons	 <b>Check-in</b> 09:00 - 12:30 Clock
 <b>Complete accommodation</b>  1 Private bathroom 2 Separated bedrooms	 <b>Check-out</b> 09:00 - 11:00 Clock

## Sleeping options

### Bedroom 1



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

### Bedroom 2



1x Sofa bed (2 persons)

Descriptiton of accommodation

Welcome to this sunny maisonette apartment in a green setting – ideal for those seeking peace, comfort, and convenient access to the city of Graz.

The bright apartment spans two levels and offers approx. 79 m² of living space:

On the upper floor, you'll find a spacious and light-filled living and dining area with a cozy atmosphere and direct access to a 13 m² terrace – perfect for sunbathing and relaxing. This level also features a modern, fully equipped kitchen with oven, microwave, dishwasher, capsule coffee machine, as well as all necessary cookware, dishes, and utensils. A separate WC is also located on this floor.

A hallway leads downstairs, where you'll find the bedroom with a double bed (approx. 13 m²), wardrobe, and mirror. Right next to it is a separate office with desk and access to a small balcony, ideal for a peaceful break. A well-maintained bathroom with bathtub is accessible via a small anteroom.


A special highlight is the second terrace (8 m²) – perfect for enjoying your morning coffee while listening to birdsong.

The apartment is exceptionally quiet, surrounded by greenery, and located near Arnold Schwarzenegger's birthplace. A private parking space is available directly in front of the house.


Despite its tranquil setting, the apartment is very well connected: A bus stop with direct service to the train station and the city center is just a 3-minute walk away. A shopping center with all daily necessities is also close by.

Here you live comfortably, peacefully – yet close to everything Graz has to offer.


Equipment & Features

 **Basic equipment**

- Balcony
- Internet/Wifi
- Towels
- Private parking space
- Terrace
- Bedclothes
- Private toilet
- Vacuum cleaner

 **First supply**

- Toilet paper
- Nespresso capsules
- Soap

 **Kitchen**

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

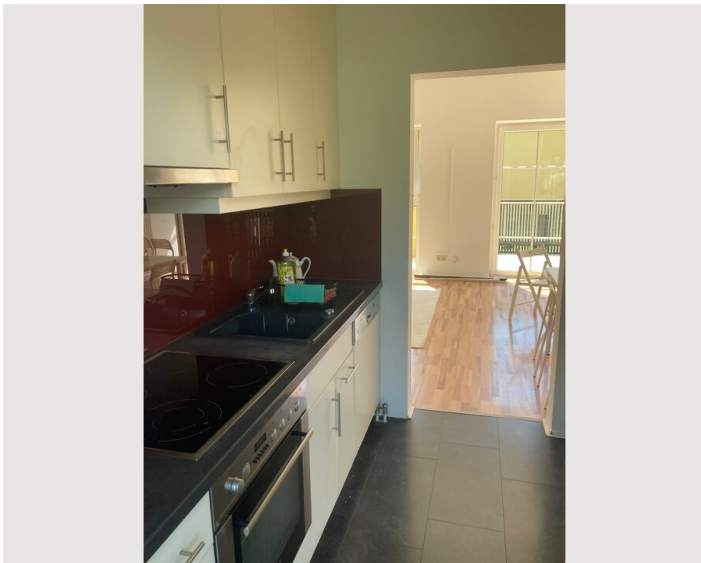
### Informations

- Smoking not allowed
- Pets on request
- Bicycle room free of charge
- Private entrance
- Regular cleaning at extra cost

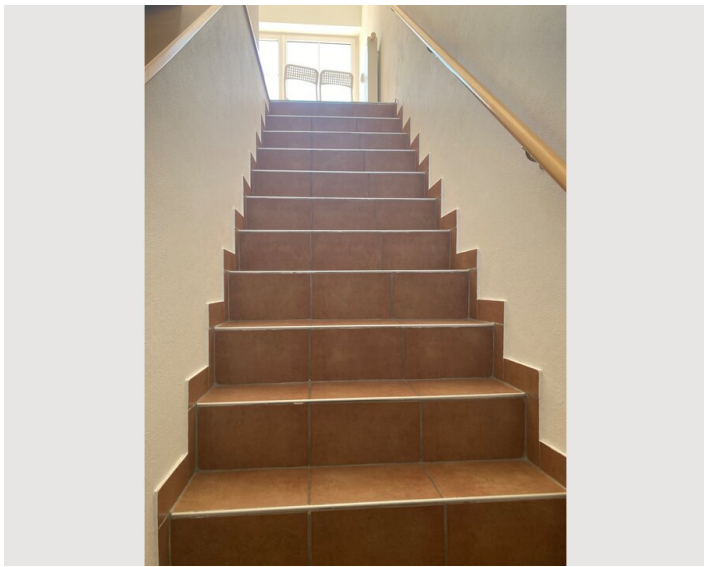
### Additional services

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

### Picture gallery









### Infrastructure



Excellent infrastructure – green and urban at once

The apartment is located in the quiet and green district of Gösting, right at the final stop of the bus line, which takes you directly to the city center or train station in a short time. A shopping center with supermarkets, restaurants, a pharmacy, and more is reachable within 12 minutes on foot or just a few minutes by car.

In the immediate vicinity, you'll also find a bakery, a newsagent (Trafik), and all common grocery stores – ideal for your daily needs.

Despite the peaceful, natural surroundings, you're well connected – urban living with a touch of nature.

Weekly cleaning (incl. fresh bed linen and towels) available on request.

Location

