



2 ROOM APARTMENT, 8020 GRAZ

## 2-rooms in a classical old building with balcony close to the center

Object number: KULA2

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Cosy 2 room apartment with a balcony. The flat is just around the corner from the Lendplatz and from the balcony you have a wide view towards the local mountain Schoeckl.

|                          |                            |
|--------------------------|----------------------------|
| <b>Period</b>            | 21/12/2025 -<br>21/01/2026 |
| <b>Number of persons</b> | 2                          |
| <b>Total</b> incl. VAT.  | € 1.638,97                 |
| Security deposit         | € 1.200,00                 |



### Living space

55m<sup>2</sup>



### Maximum occupancy

2 Persons



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

1 Private bathroom 2 Separated bedrooms



### 3. floor



### Check-in

14:00 - 20:00 Clock



### Check-out

07:00 - 13:00 Clock

## Sleeping options

### Bedroom 1



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

### Bedroom 2



1x Sofa bed (1 person)

## Descripton of accommodation

The 55m<sup>2</sup> flat on the 3rd floor (no lift) consists of:

Vestibule with access to the bathroom (equipped with a sink, a shower, a bathtub and a washing machine), WC, living room with integrated kitchen, balcony and couch (can be pulled out and used as a bed), eating area with table and chairs, sleeping room with a double bed, wardrobe and writing table with chair. Wireless Internet, TV (works only with Chrome Cast). Long-distance heating. Spacious workplace with ergonomic chair. Bicycle ergometer for sporty balance.

The elegant old building is located around the corner of Lendplatz. The whole quarter has become popular among young creatives within the last year. The Lendplatz offers not only a farmer's market on weekdays but also several booths that serve regional specialities and organize music events. The pathway along the river Mur is only a few minutes away and invites you to run, cycle or skate on it. The city center, the art museum and the island in the Mur are fast accessible by walking.

## Equipment & Features



### Basic equipment

- Balcony
- Internet/Wifi
- Printer
- Bedclothes
- Private toilet
- Iron & ironing board
- Hairdryer
- Garden sharing
- Music system/docking station
- Private washing machine
- Towels
- Vacuum cleaner
- Cleaning utensils



### First supply

- Toilet paper
- Nespresso capsules
- Soap



### Kitchen

- Private kitchen
- Glasses/Tableware
- Filter coffee
- Cooking utensils
- Espresso machine
- Dishwasher

## Informations

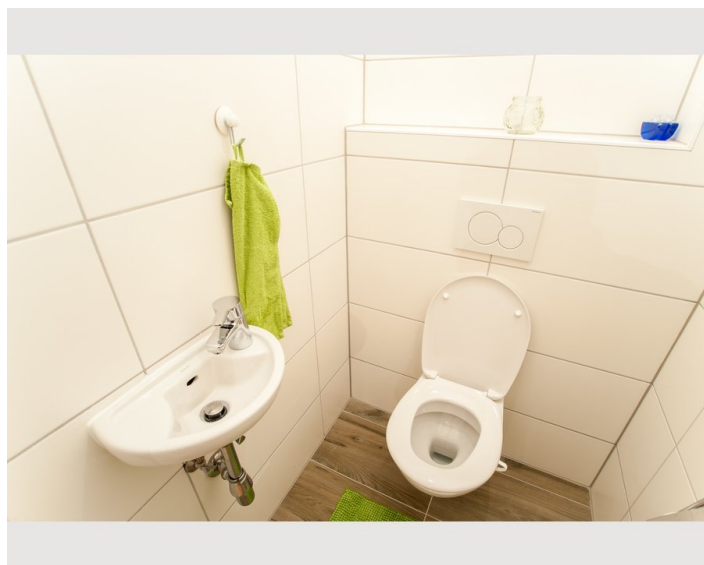
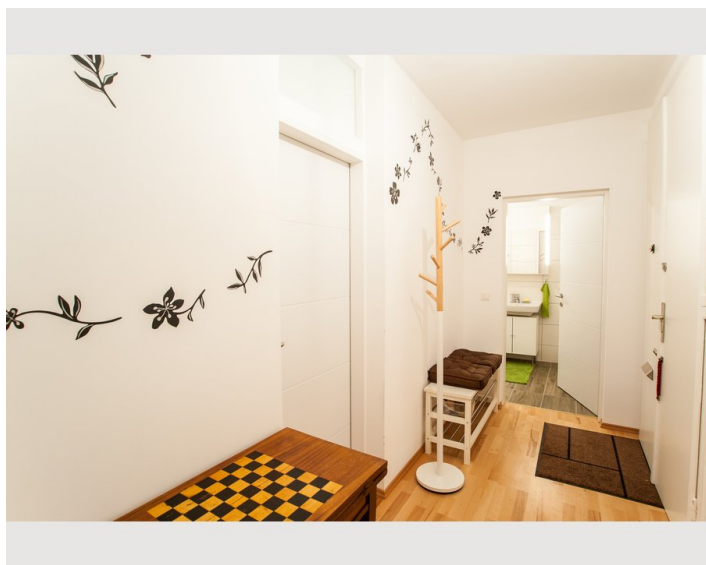
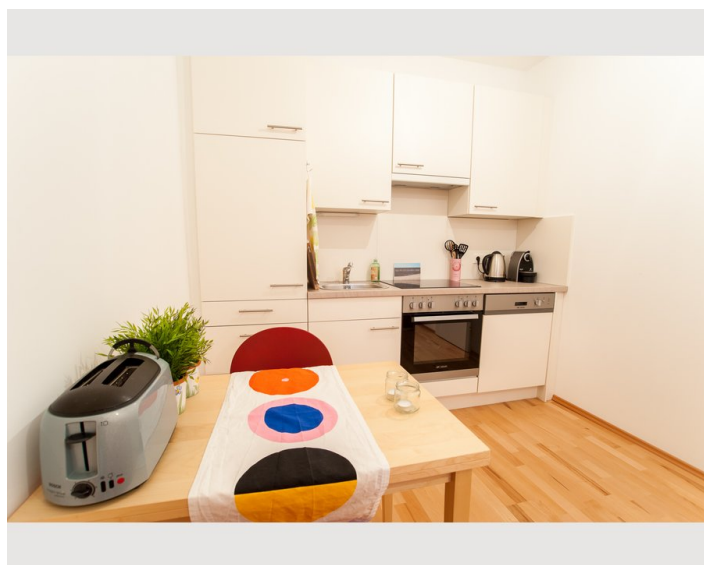
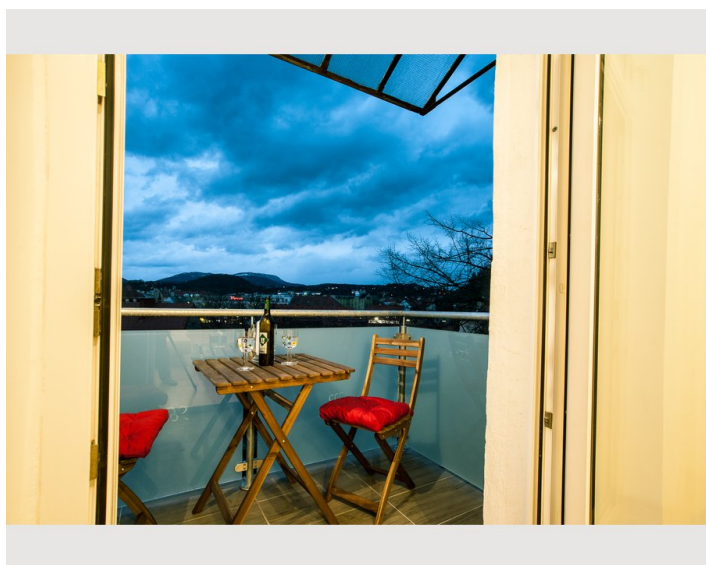
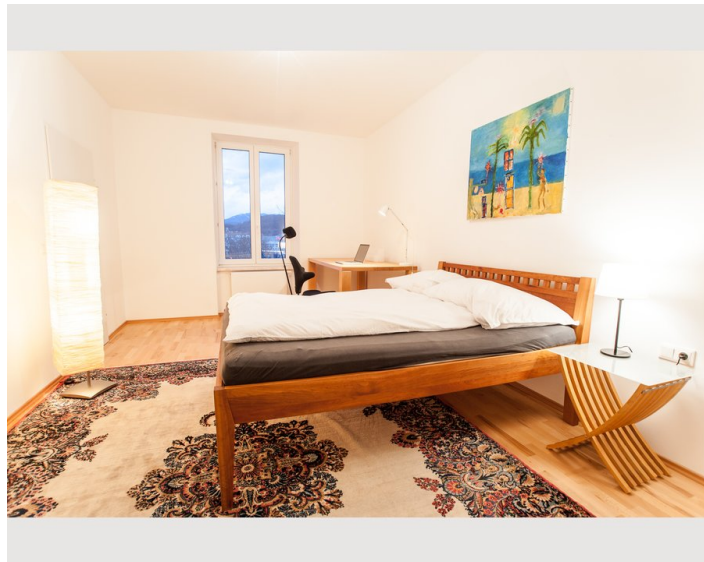
- Suitable for children
- Short-term parking zone subject to a charge
- Private entrance
- Regular cleaning at extra cost
- Smoking not allowed
- Desk/Workplace
- Pets on request
- Bicycle room free of charge

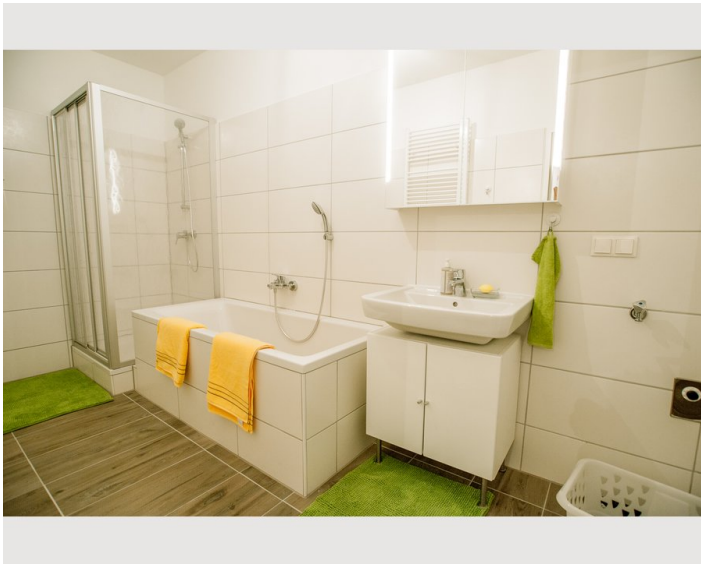
## Additional services

- Regular cleaning

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

## Picture gallery





### Infrastructure



The bus and tram station are within a 5min walk.



You can walk 10 min to the main train station or take the tram for 2 stops.



The city centre can be reached conveniently by foot within 10min.



Within 200m you find a farmer's market and several supermarkets.



Location

