



STUDIO APARTMENT, 4040 LINZ

## Sunset Studio - Linz - City Center

Object number: WNYJ1

[View and rent online](#)

Enjoy the sunset from your private dream balcony in the heart of Linz. Feel at home in your new studio with feel-good factor on fifty lovingly designed square meters.

<b>Period</b>	02/05/ - 02/06/2026
<b>Number of persons</b>	2
<b>Total incl. VAT.</b>	€ 2.332,64
Security deposit	€ 1.700,00



### Living space

50m<sup>2</sup>



### Maximum occupancy

2 Persons



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

1 Private bathroom 1 Separated bedroom



### 5. floor

Elevator available



### Check-in

15:00 - 18:00 Clock



### Check-out

08:00 - 10:00 Clock

## Sleeping options

### Sleeping room



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

## Description of accommodation

Welcome to your new home. The location in the center of Linz speaks for itself. You can reach Linz's main square or the Danube beach in Alturfahr, restaurants, bars and shopping centers in just a few minutes by foot.

The 2-room studio, completely redesigned in a bright Scandi-Boho style, welcomes you in an airy living-dining room with a fully equipped kitchen. The cozy bedroom also offers a workspace and plenty of storage space.

The highlight of the apartment, however, is the west-facing balcony with a view of the Pöstlingberg. Whether you enjoy a drink at the bar while watching the sunset or prefer to chill out in the lounge - decide for yourself what your favorite spot will be.

Like the other rooms, the bathroom shines in bright colors and offers a shower and a separate WC as well as a view through the porthole from the washbasin.

The kitchen is fully equipped with a dishwasher and espresso machine. A washing machine completes the comfort.

The lighting can be flexibly adjusted using a tablet and enables dimmed mood lighting in the evening.

Internet is at your disposal as well as a Smart TV.

An elevator takes you effortlessly to the 5th floor. Parking spaces are available in the immediate vicinity or can be rented in the nearby parking garage for a fee ( booking a long-term parking space is possible).

## Equipment & Features



### Basic equipment

- Balcony
- TV
- Bedclothes
- Private toilet
- Iron & ironing board
- Hairdryer
- Internet/Wifi
- Private washing machine
- Towels
- Vacuum cleaner
- Cleaning utensils



### First supply

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



### Kitchen

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

## Informations

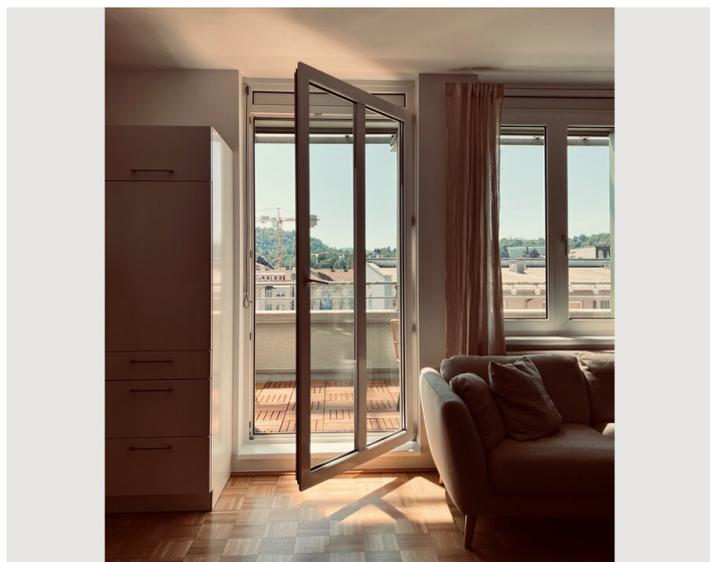
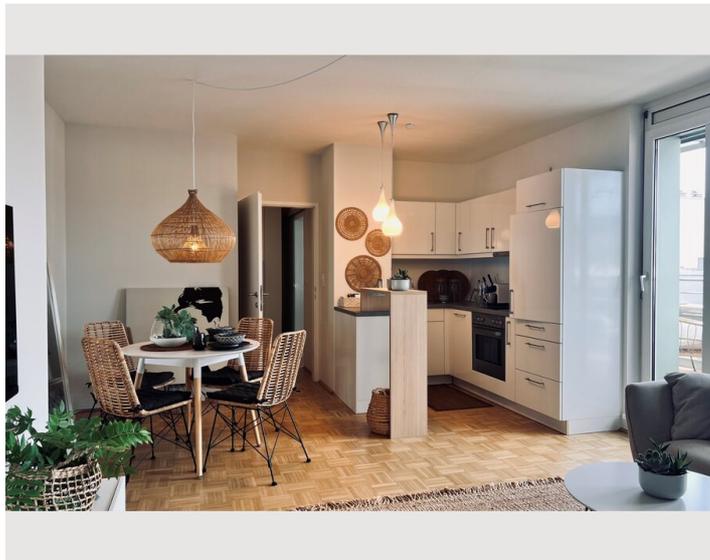
- Not suitable for children
- Short-term parking zone subject to a charge
- Pets forbidden
- Bicycle room free of charge
- Smoking not allowed
- Desk/Workplace
- Regular cleaning at extra cost

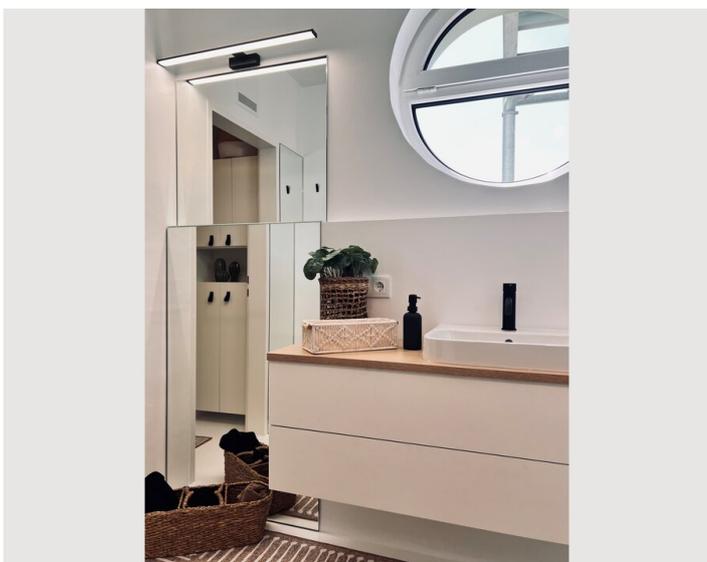
## Additional services

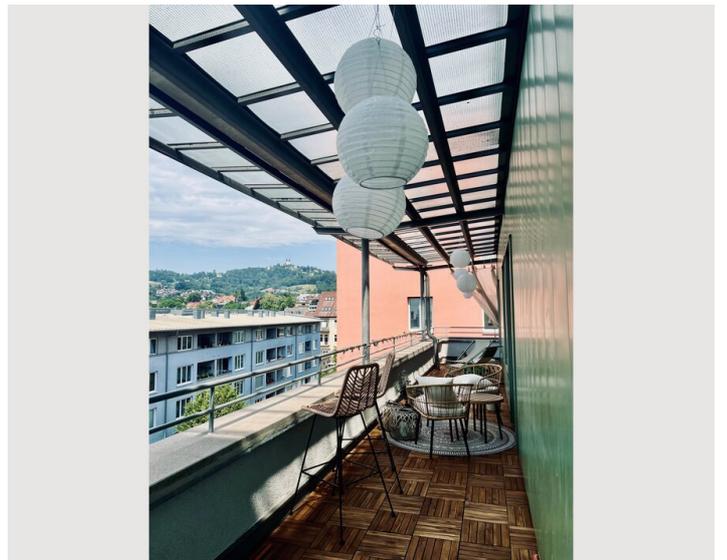
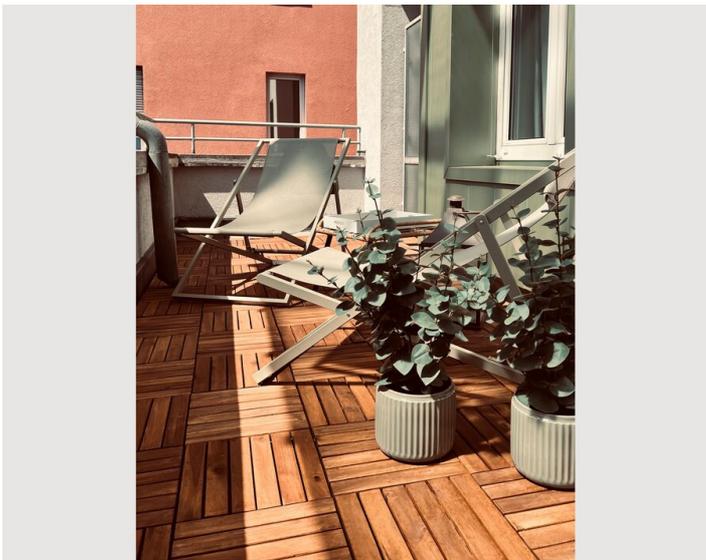
- Weekly Cleaning (€ 96,00)
- Garage (€ 120,00)

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

## Picture gallery









### Infrastructure

📍 10 minutes on foot

🚊 15 minutes by streetcar

🚗 on the doorstep

🚌 Bus 601 to Linz main station, streetcar stop Rudolfstraße. Cab approx. € 60,-

🏠 1 minute on foot

---

Perfect city location. Public transportation is directly in front of the house. Grocery store 1 minute walk, shopping mall approx. 10 minutes away. Restaurants and bars are in the immediate vicinity. Linz city center can be reached by streetcar (1 stop) or on foot via the Nibelungen Bridge in 10 minutes. The Danube beach in Alturfahr (5 minutes on foot) gives you that beach feeling in the middle of the city. Furthermore, you can reach the Danube cycle path or walking paths in the countryside in just a few minutes.

## Location

