



2 ROOM APARTMENT, 4020 LINZ

## Bright and quiet apartment near the train station and music theater

Object number: TDBT1

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New and modern apartment with all facilities you need. Perfect for singles, nearby to train station and close to the city center. Big backyard and common garden use, silent and bright rooms, with two balconies.

<b>Period</b>	01/02/ - 04/03/2026
<b>Number of persons</b>	2
<b>Total</b> incl. VAT.	€ 2.337,10
Security deposit	€ 1.700,00

 **Living space**

54m<sup>2</sup>

 **Maximum occupancy**

2 Persons

 **Complete accommodation** ?

1 Private bathroom 1 Separated bedroom 1 Living-Sleepingroom

 **5. floor**

 **Check-in**

10:00 - 21:00 Clock

 **Check-out**

09:00 - 12:00 Clock

## Sleeping options

### Sleeping room



1x Double bed (1,40 m x 2 m)

### Living & Sleeping



1x Sofa bed (2 persons)

## Description of accommodation

The apartment has been completely renovated with comfortable district heating, new windows, and wooden floors (radiators can be controlled remotely), a superb kitchen for cooking enthusiasts with the best appliances, induction stove, multi-steam cooker, dishwasher, etc. (with a higher work surface for tall people).

Next to the bedroom is a spacious walk-in closet. Bathroom with bathtub and Miele washing machine. Laundry is dried in the attic next door. Beautiful view with large beech tree in large courtyard, communal garden with garden use and beautiful gardens all around. 2 smaller balconies with table and chairs.

## Equipment & Features

### Basic equipment

- Loggia
- Music system/docking station
- Private washing machine
- Towels
- Vacuum cleaner
- Cleaning utensils
- Garden sharing
- TV
- Bedclothes
- Private toilet
- Iron & ironing board
- Hairdryer

### First supply

- Toilet paper
- Soap
- shampoo
- Nespresso capsules

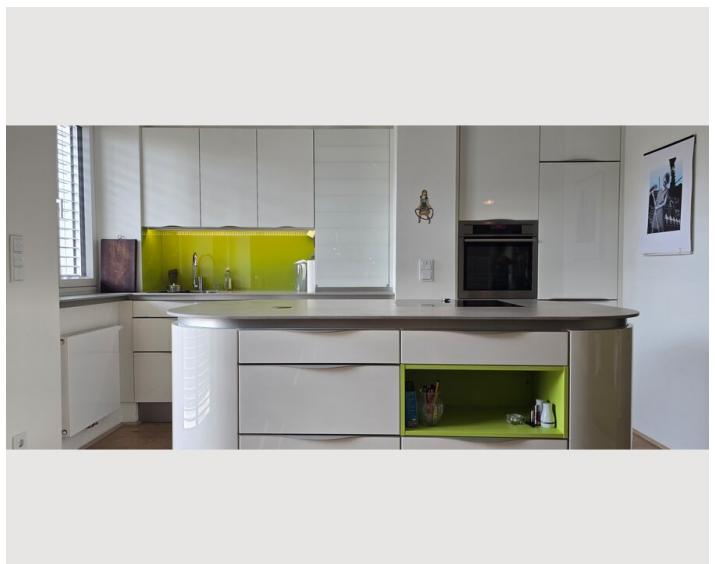
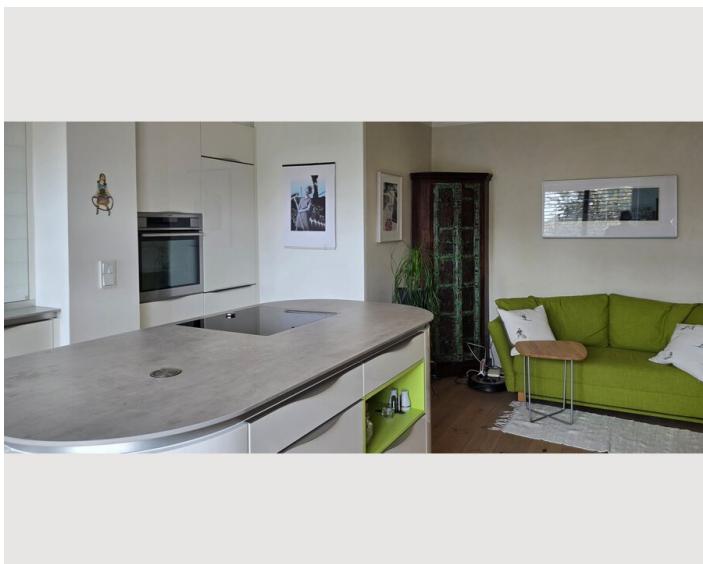
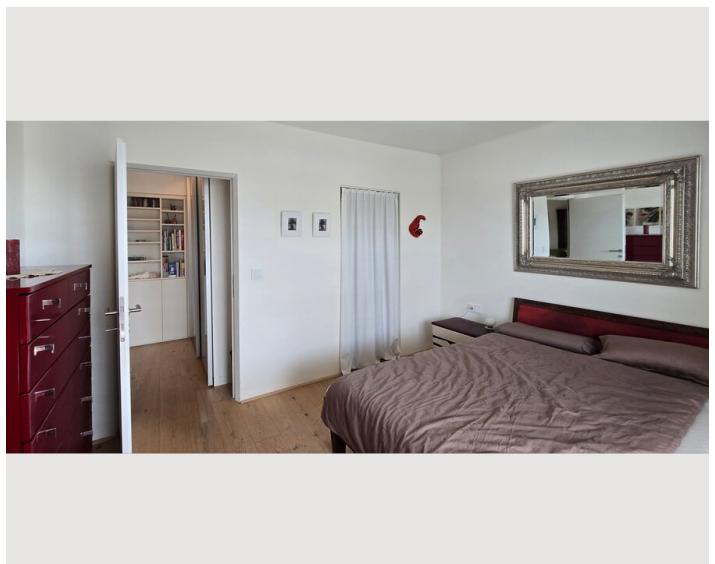
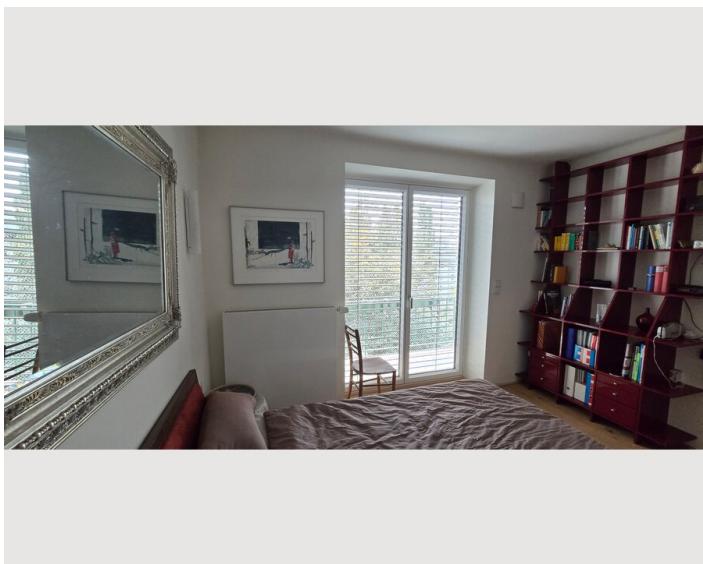
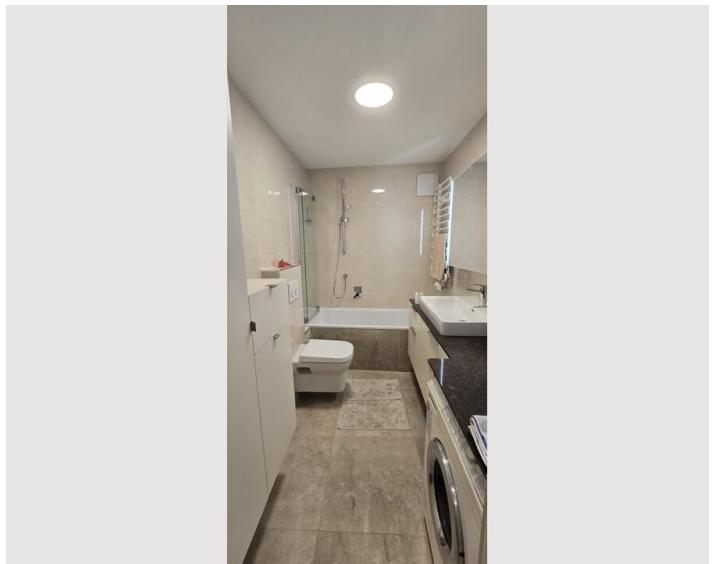
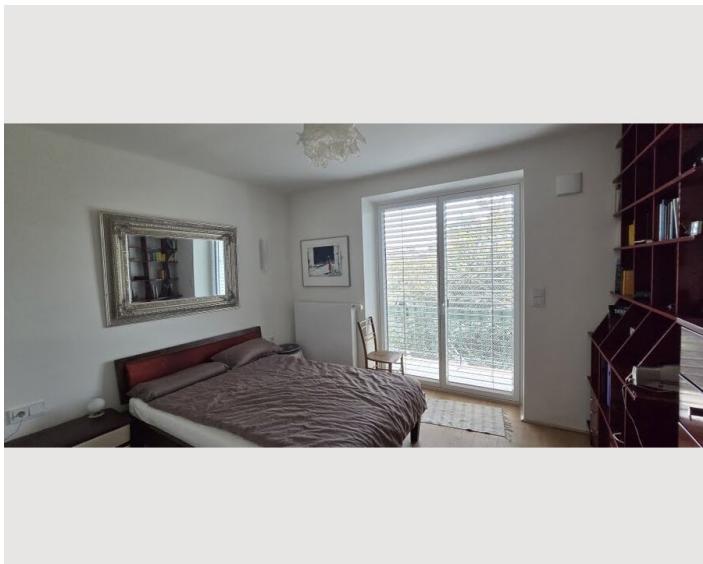
### Kitchen

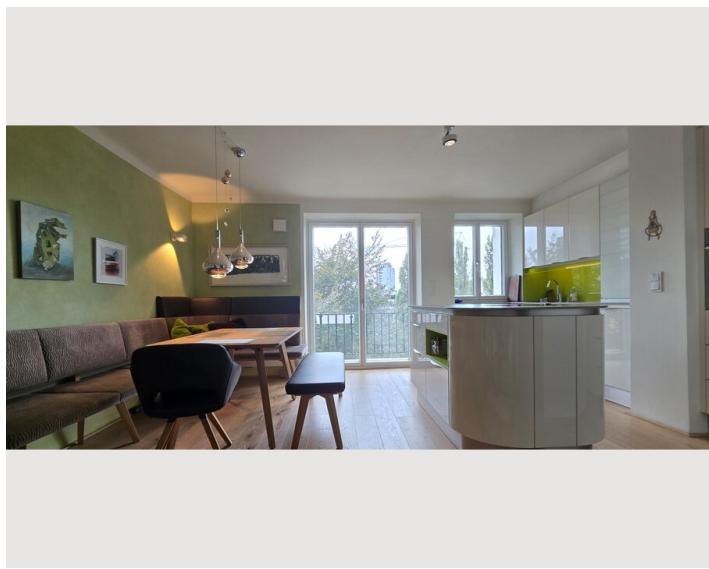
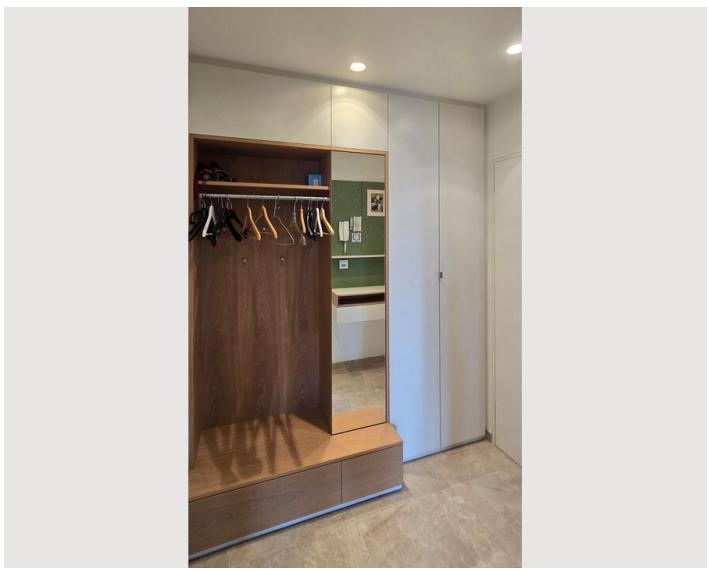
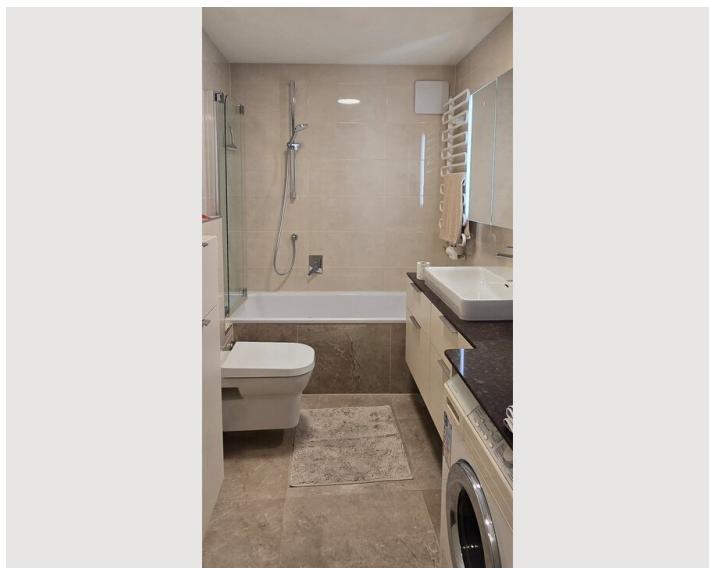
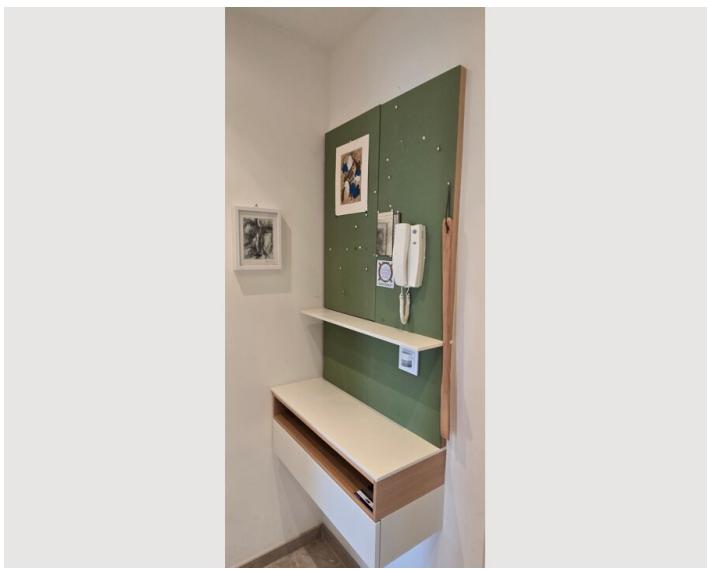
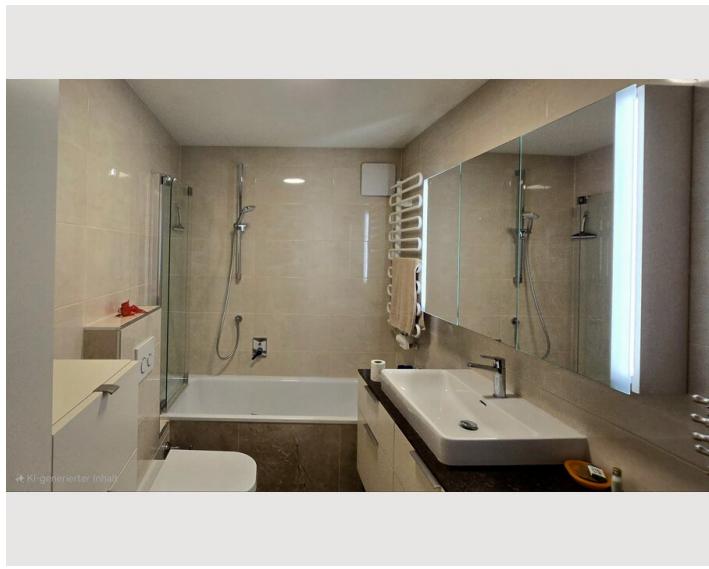
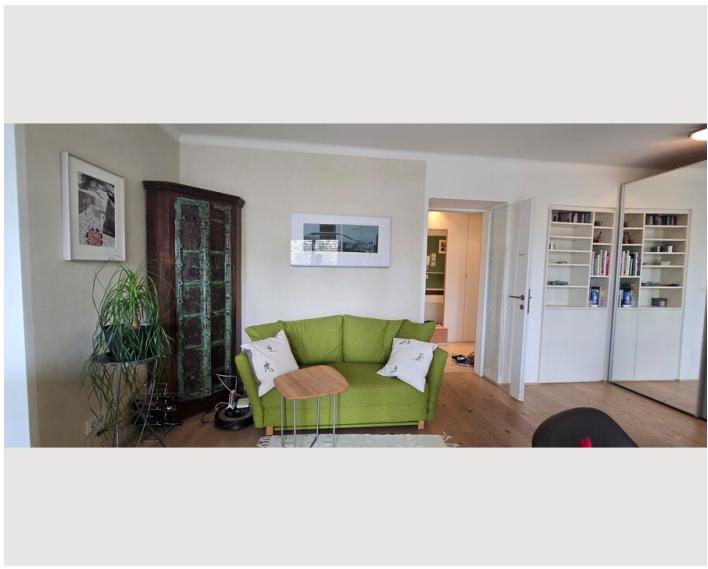
- Private kitchen
- Espresso machine
- Steam cooker
- Glasses/Tableware
- Dishwasher

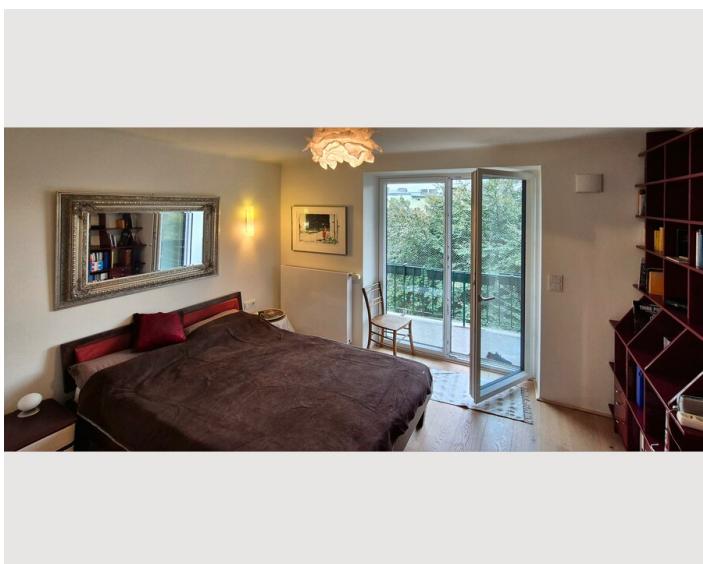
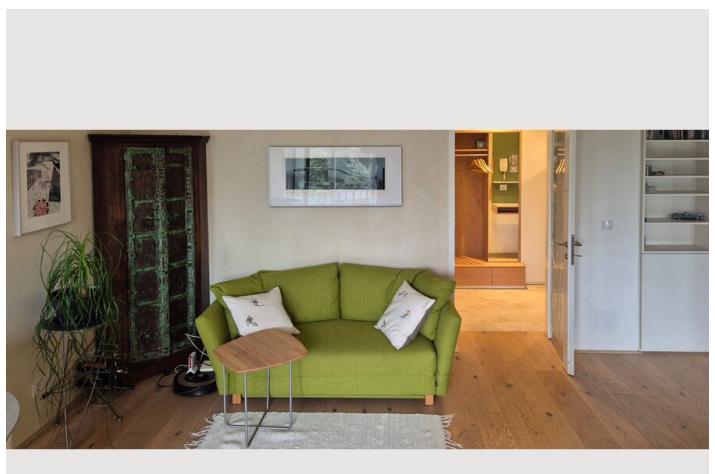
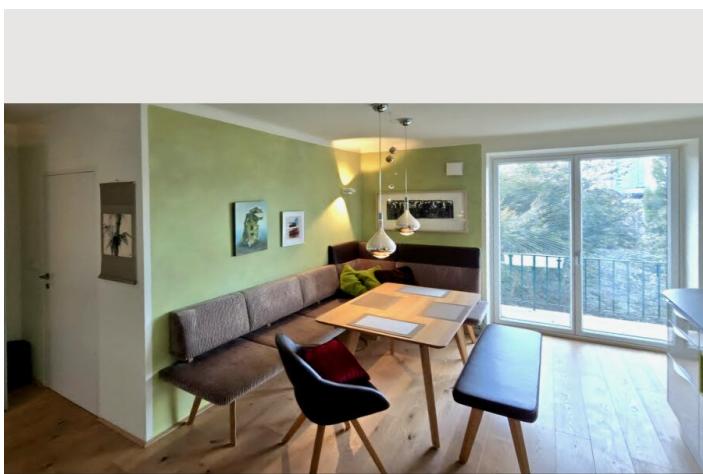
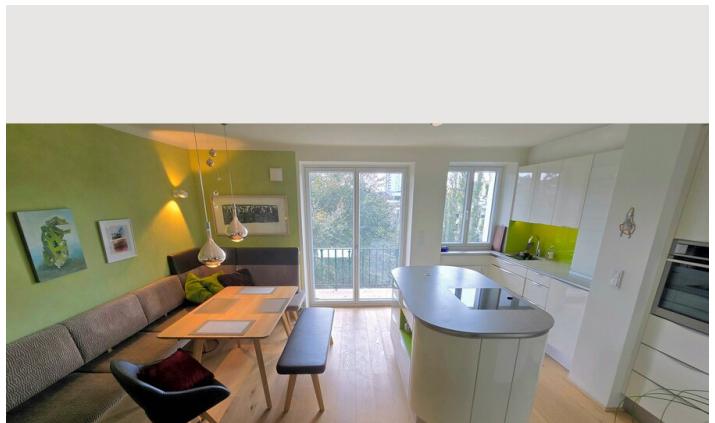
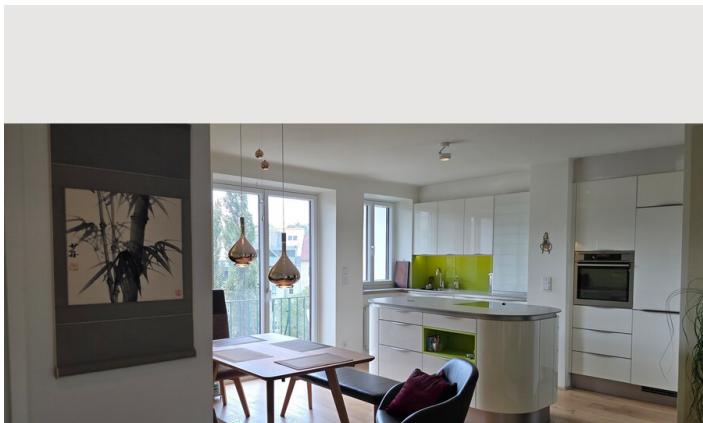
## Informations

- Not suitable for children
- Short-term parking zone subject to a charge
- Smoking not allowed
- Pets forbidden

## Picture gallery







## Infrastructure

1 min to go

7 min walk, or 2 st. by bus

Bus or tram, 15 min. walk

1 min.walk

Food store 1 min, Pizzeria 2 min., Fusion Restaurant 3 min., Haute Cuisine Fish Restaurant 5 min., Opera house 4 min., Bauernberg und park for jogging approx. 4 min., pharmacy 3 min., and many more shops, medicals are close and a few minutes to walk..

## Location

