



4 ROOM APARTMENT AND MORE, 8010 GRAZ

## 135 m<sup>2</sup> apartment in Edelweißvilla, private floor with separate entrance

Object number: OOA11

[View and rent online](#)

135 m<sup>2</sup> apartment in Edelweißvilla, private floor with separate entrance. 3 bedrooms, spacious living/dining area, kitchen with pantry, 2 balconies & terrace. Green, quiet location, bus stop nearby, 5 min to MedUni & LKH Graz, parking included.

<b>Period</b>	06/12/2025 - 06/01/2026
<b>Number of persons</b>	2
<b>Total incl. VAT.</b>	€ 2.801,04
<b>Security deposit</b>	€ 2.100,00



### Living space

135m<sup>2</sup>



### Maximum occupancy

6 Persons



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

1 Private bathroom 3 Separated bedrooms 1 Living-Sleepingroom



### 2. floor



### Check-in

16:30 - 20:37 Clock



### Check-out

10:00 - 15:00 Clock

### Sleeping options

### Bedroom 1



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

### Bedroom 2



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

### Bedroom 3



1x Single bed

## Living and sleeping



1x Sofa bed (2 persons)

## Descripton of accommodation

Spacious 135 m<sup>2</sup> apartment in the Edelweißvilla – surrounded by greenery, close to MedUni & LKH Graz

For short-term rent: Bright and beautiful apartment in the well-known Edelweißvilla – ideal for families, professionals, visiting researchers or medical staff.

### Apartment highlights

- approx. 135 m<sup>2</sup> living space – entire floor with private entrance
- 3 bedrooms (2 double beds, 1 single bed)
- Large living and dining area
- Fully equipped kitchen with pantry
- 2 balconies & 1 terrace overlooking greenery
- Bathroom with 2 sinks
- 2 separate toilets
- 1 parking space directly at the house

### Location & infrastructure

- Quiet, green surroundings – perfect for relaxation
- Bus stop almost at the doorstep
- Only 5 minutes to MedUni Graz and LKH Graz
- City center easily reachable

### Special features

The apartment offers plenty of space and privacy thanks to its separate entrance. Fully furnished, move-in ready, and perfect for short-term stays.

## Equipment & Features



### Basic equipment

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



### First supply

- Toilet paper
- Nespresso capsules
- Soap



### Kitchen

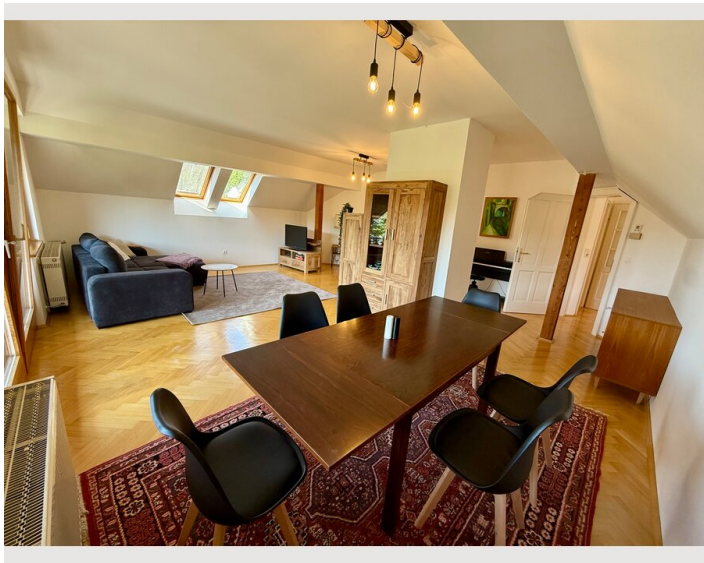
- Private kitchen
- Glasses/Tableware
- Dishwasher
- Cooking utensils
- Coffee machine

## Informations

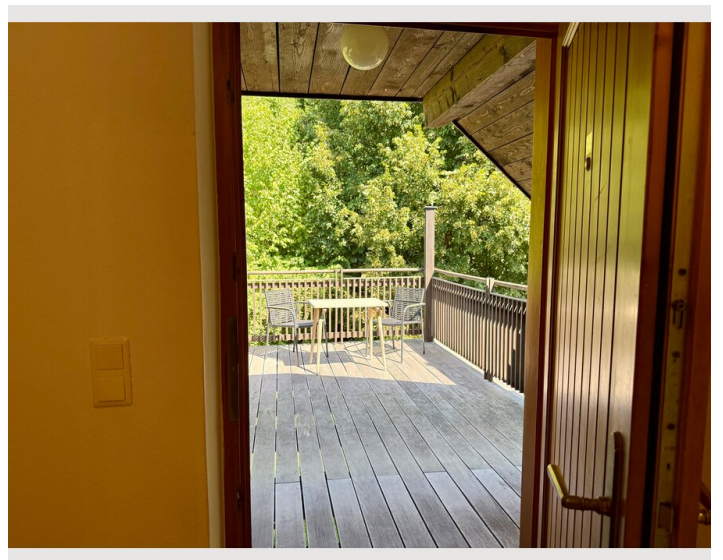
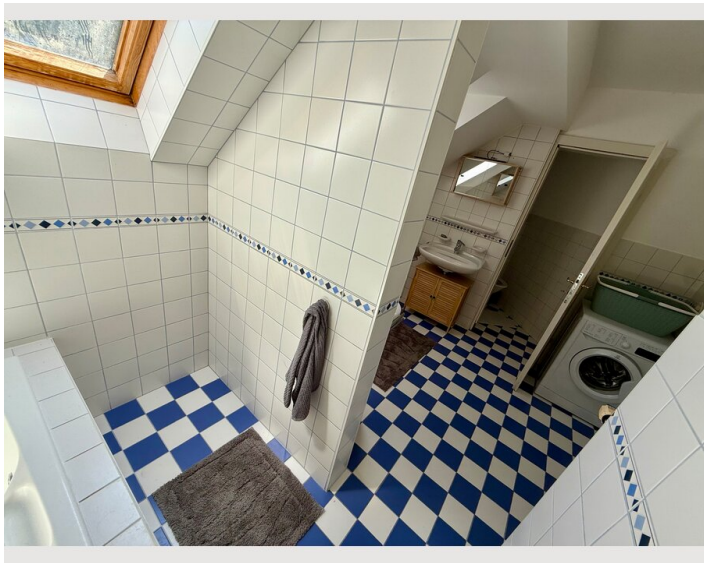
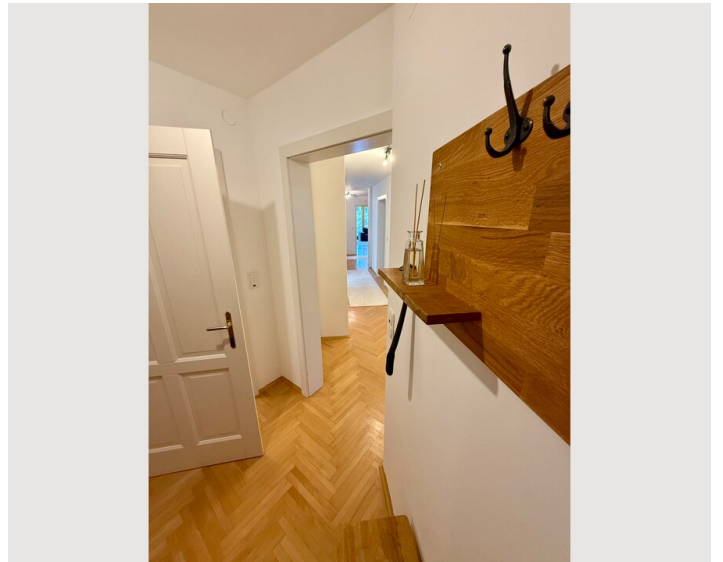
- Suitable for construction workers
- Free short-term parking zone
- Private entrance
- Bicycle room free of charge
- Suitable for children
- Desk/Workplace
- Pets on request

## Picture gallery












### Infrastructure

 Bus

 Supermarket

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Bus stop with GVB almost right outside the door, with direct connections to LKH Graz/MedUni Graz. There is also a tram stop here. The motorway is about 15 minutes away.

## Location

