



3 ROOM APARTMENT, 4040 LINZ

## Cozy 82 m<sup>2</sup> apartment in Linz-Urfahr with balcony and garage

Object number: KQOG1

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<b>Period</b>	01/02/ - 04/03/2026
<b>Number of persons</b>	2
<b>Total</b> incl. VAT.	€ 1.996,92
Security deposit	€ 1.600,00

Pack your bags and move in! This cozy, country-style apartment has three rooms, is fully furnished, and includes a balcony and garage parking space. Ideal for three to four people. The tram will take you to the main square in 15 minutes.



### Living space

82m<sup>2</sup>



### Maximum occupancy

4 Persons



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

1 Private bathroom 2 Separated bedrooms



### 1. floor



### Check-in

14:00 - 20:00 Clock



### Check-out

07:00 - 10:00 Clock

## Sleeping options

### Bedroom 1



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



1x Sofa bed (1 person)

### Bedroom 2



1x Single bed

## Descripton of accommodation

The apartment is rented fully furnished. The 82 m<sup>2</sup> apartment (including a 5 m<sup>2</sup> loggia) has three rooms and is fully furnished with a complete kitchen including a dishwasher, refrigerator, stove, washing machine, dishes, glasses, etc.

The living room features a cozy dining area, a sofa that can be used as a third bed, several country-style cabinets, a TV, and a stereo system. The loggia, furnished with seating, invites you to relax. The bathroom has a shower, a spacious bathtub, and a vanity with a sink. There is a separate toilet and a storage room. The master bedroom has a double bed, wardrobe, bed linens, and towels. The second bedroom has a single bed and additional wardrobes. All rooms are equipped with roller shutters and mosquito nets.

An underground parking space is included. Additional guest parking spaces are available behind the building. The basement offers a drying room and a lockable bicycle storage room. A storage unit is not included.

## Equipment & Features



### Basic equipment

- Loggia
- Music system/docking station
- Private washing machine
- Towels
- Garage
- Vacuum cleaner
- Cleaning utensils
- Internet/Wifi
- TV
- Bedclothes
- Private toilet
- Parking on the road without time limit without any cost
- Iron & ironing board
- Hairdryer



### First supply

- Toilet paper
- Soap
- shampoo
- Nespresso capsules



### Kitchen

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

## Informations

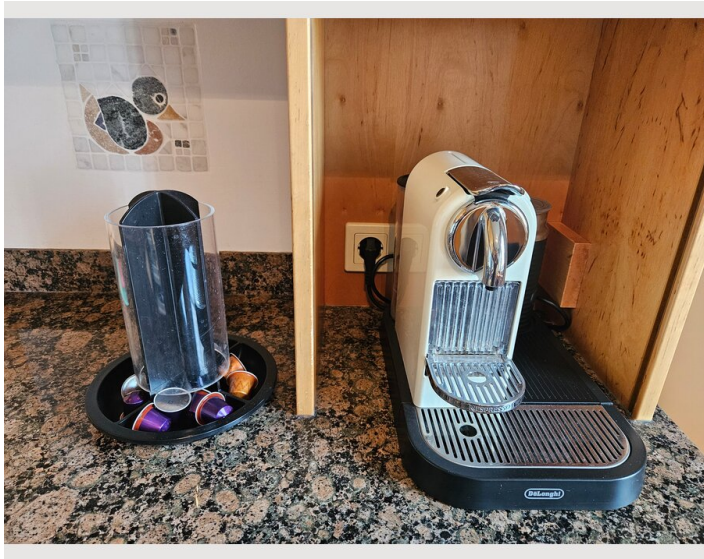
- Not suitable for children
- Desk/Workplace
- Pets forbidden
- Smoking not allowed
- Private entrance
- Bicycle room free of charge

## Picture gallery

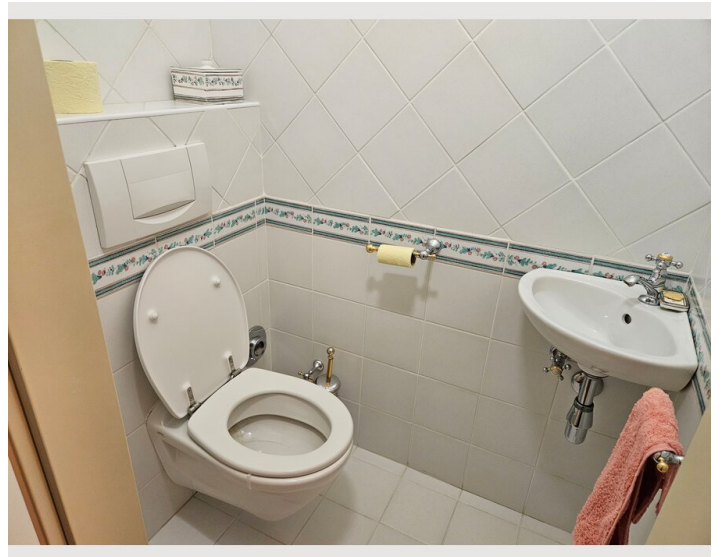
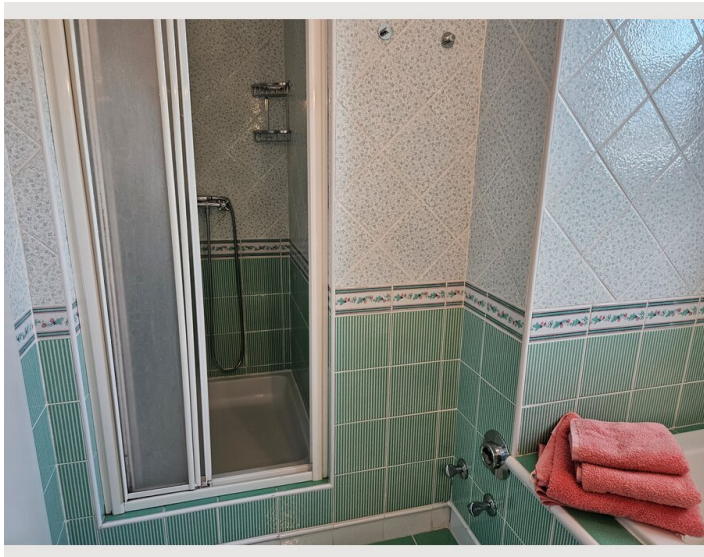




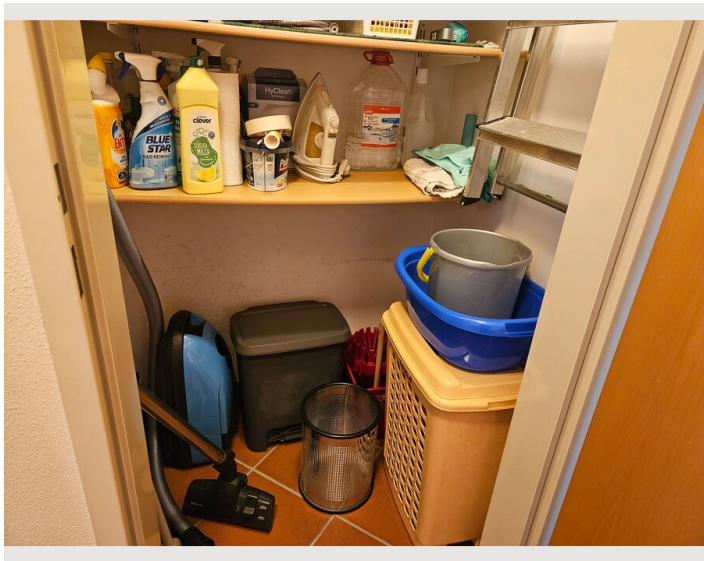















### Infrastructure

 25 minutes by tram, 10 km

 5 minutes on foot

 15 minutes by tram, 4 km

The apartment is located directly on tram lines 1 and 2 (Ferdinand-Markl-Straße station) in Linz-Urfahr. Within just a few minutes' walk, you can reach the Magdalena shopping center (with a bank, Spar supermarket, pharmacy, bakery, and tobacconist) as well as a nearby Billa supermarket. An indoor swimming pool is only a 5-minute walk away. The city center of Linz can be reached in 15 minutes by tram. The Pleschingersee, a bathing lake perfect for warm summer days, is just a 10-minute drive away.

Location

