



3 ROOM APARTMENT, 4040 LINZ

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

Object number: KQOG1

[View and rent online](#)

Pack your suitcases and move in! The cozy 82 m<sup>2</sup> apartment has 3 rooms, is fully furnished, incl. balcony. Also ideal as a shared apartment for 2-3 people. With the tram, you are at the main square in 15 min. and at the university in 5 min.

<b>Period</b>	28/06/ - 28/07/2026
<b>Number of persons</b>	2
<b>Total incl. VAT.</b>	€ 2.142,20
<b>Security deposit</b>	€ 1.700,00



### 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 total 82 m<sup>2</sup> (incl. 5 m<sup>2</sup> loggia) apartment has 3 rooms and is fully furnished with a complete kitchen including a dishwasher, refrigerator, stove, washing machine, dishes, glasses, etc.

The living room includes a cozy dining area, a sofa that can possibly be used as an additional bed, several country-style cabinets as well as a TV and a stereo system. The loggia invites you to linger with a seating set. The bathroom has a shower cabin, a spacious bathtub, and a washbasin with a vanity unit. There is a separate toilet and a storage room. One bedroom has a double bed, wardrobe, bed linen, and towels included. The other bedroom has a single bed and further cabinets. All rooms are equipped with roller shutters and fly screens.

An underground parking space is included. Behind the house, there are additional "guest parking spaces." In the basement, there is a drying room and a lockable bicycle room. No private cellar compartment is included.

## Equipment & Features



### Basic equipment

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



### First supply

- Toilet paper
- Soap
- shampoo
- Nespresso capsules



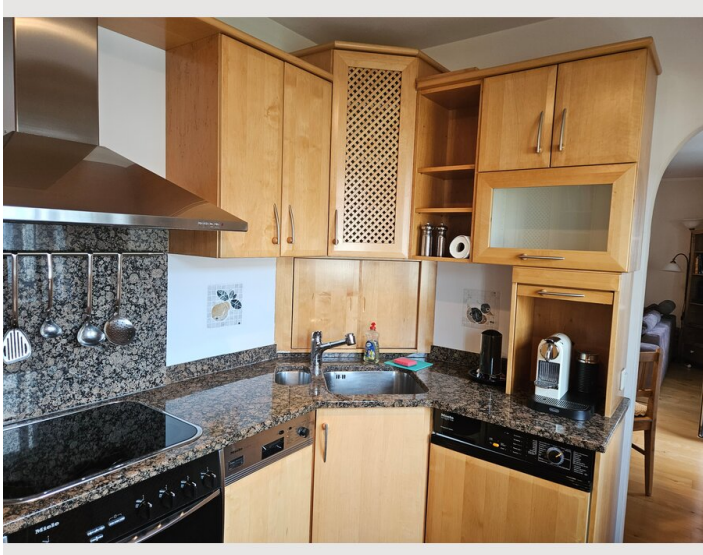
### Kitchen

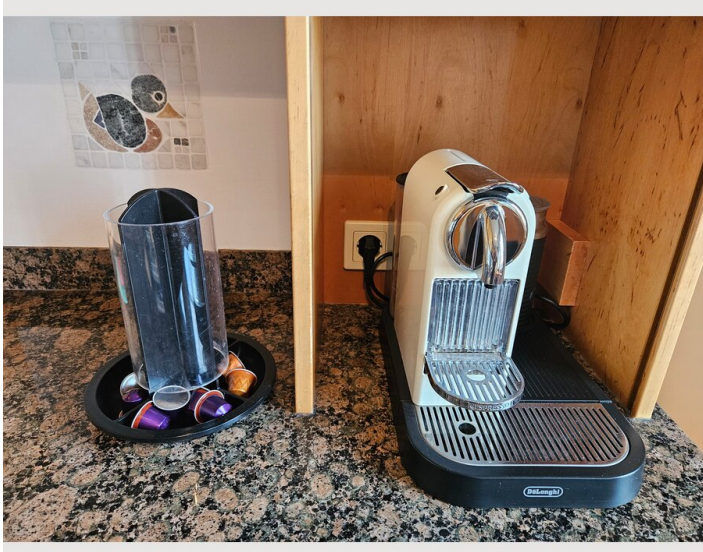
- Private kitchen
- Glasses/Tableware
- Dishwasher
- Cooking utensils
- Espresso machine

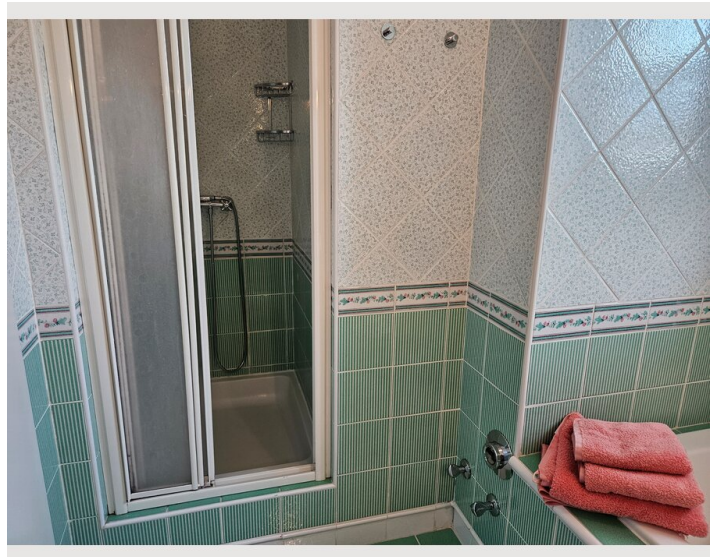
## Informations

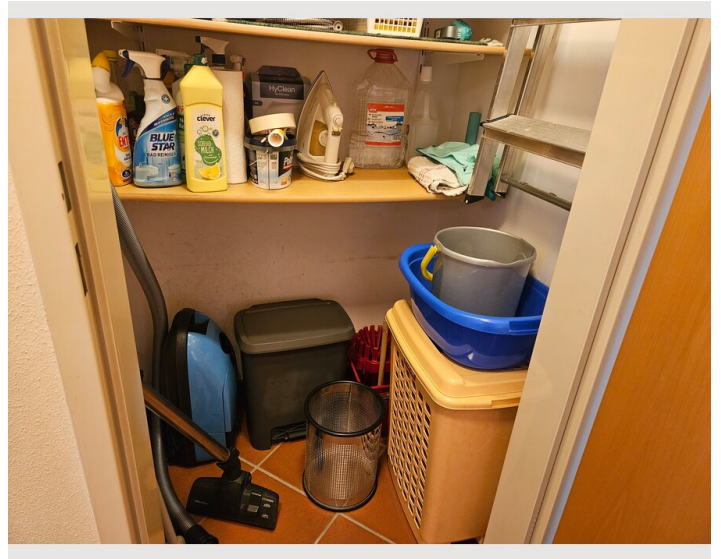
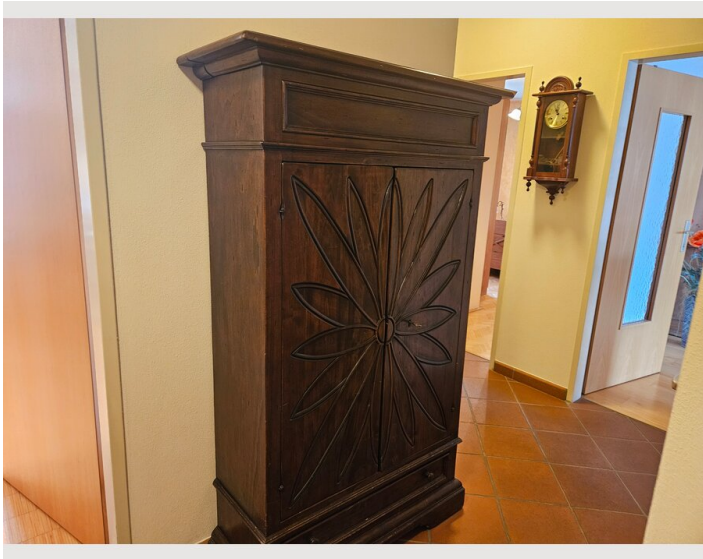
- Not suitable for children
- Private entrance
- Bicycle room free of charge
- Smoking not allowed
- Pets forbidden

## 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 (bank, Spar supermarket, pharmacy, bakery, tobacconist) and a nearby Billa supermarket. An indoor swimming pool is reachable on foot in 5 minutes. By tram, you are in the center of Linz in 15 minutes and at the university in 5 minutes. A 10-minute drive away is Lake Plesching (Pleschingersee), a swimming lake for the warm summer months.

## Location

