



STUDIO APARTMENT, 8020 GRAZ

Cozy Studio near Uni, Uhrturm, Tram & City

Object number: 10 - Graz NEU

[View and rent online](#)

Cozy, quiet & sunny studio in Graz-Geidorf with excellent public transport. 1 min to tram & bus, direct access to city center, close to KFU & TU Graz and Schlossberg. Fully equipped kitchen, Smart TV, washer & fast Wi-Fi.

Period	01/05/ - 31/05/2026
Number of persons	2
Total incl. VAT.	€ 1.872,70
Security deposit	€ 1.400,00



Living space

30m²



Maximum occupancy

2 Persons



Complete accommodation [?]

1 Private bathroom 1 Living-Sleepingroom



1. floor



Check-in

15:00 - 00:00 Clock



Check-out

00:00 - 11:00 Clock

Sleeping options

Living & Sleeping



1x Double bed (1,60 m x 2 m)



1x Sofa bed (1 person)

Description of accommodation

Cozy, Quiet & sunny studio with best public transportation

Location

- ◆ 1 min to trams 5, 3, 62; Bus 41
- ◆ Direct Access to City Center
- ◆ Close to Universities KFU Graz and TU Graz
- ◆ Popular Geidorf Neighborhood
- ◆ Very Safe & high end area
- ◆ Close to Schlossberg & Uhrturm
- ◆ Best Infrastructure with shops, pharmacies, restaurants, etc.

Apartment

- ◆ Double Bed
- ◆ Full Kitchen with dish washer, stove, oven, microwave, coffee machine, etc.
- ◆ Smart TV - Netflix, Amazon, Disney
- ◆ Washer
- ◆ HIGH SPEED WIFI

The space

Welcome to your serene home at Am Hofacker, located in the charming and picturesque city of Graz, in the very popular neighborhood Geidorf.

This beautifully furnished apartment offers a perfect living space for tenants planning extended stays from one month to three years. Nestled in a safe and tranquil neighborhood, the apartment combines comfort and convenience with proximity to key attractions and amenities, ensuring a fulfilling and enjoyable stay.

One of the standout benefits of our location is its exceptional proximity to Schlosspark, one of Graz's most beautiful green spaces. Enjoy leisurely walks, jogging, or simply relaxing in the lush surroundings of the park, which offers a peaceful retreat from the hustle and bustle of city life. The nearby public transportation options make commuting a breeze, with easy access to buses and trams that connect you to the heart of Graz and beyond.

Enjoy the local dining scene, with a variety of cafes and restaurants offering everything from traditional Styrian cuisine to

international flavors. The safe and friendly neighborhood ensures that you can explore and enjoy the city with peace of mind.

The city is home to renowned institutions such as the University of Graz and various research centers, making it an ideal location for students, academics, and professionals. The apartment itself is designed to be a comfortable and welcoming home, featuring nice furnishing, a fully equipped kitchen, and an own storage room.

HWB (kWh/m²/Jahr): 42

HWB Energieklasse: B

fGEE: 1,19

fGEE Energieklasse: C

We offer the option to register your residency at this address via a so-called "Meldezettel" at the local magistry ("Wohnsitz", "Hauptwohnsitz").

♦STRONG WIFI SPEED - more than 100mbit!
most stable glass fibre connection by T-Mobile

Equipment & Features

Basic equipment

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

First supply

- Toilet paper
- Soap
- shampoo
- Nespresso capsules

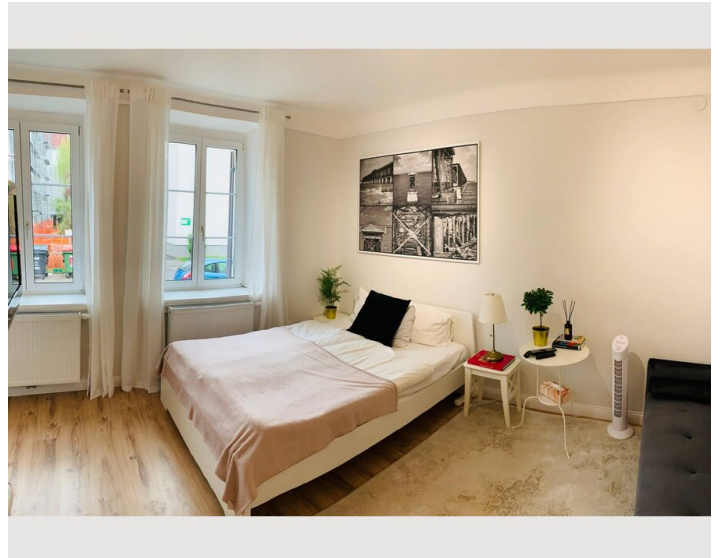
Kitchen

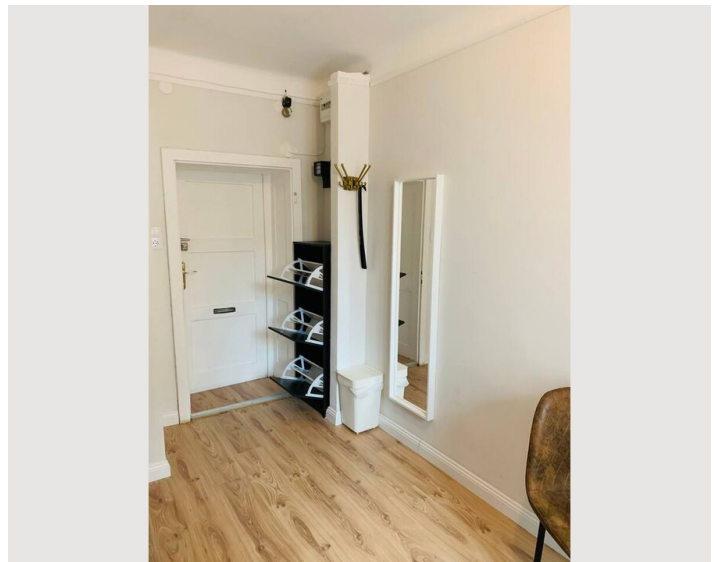
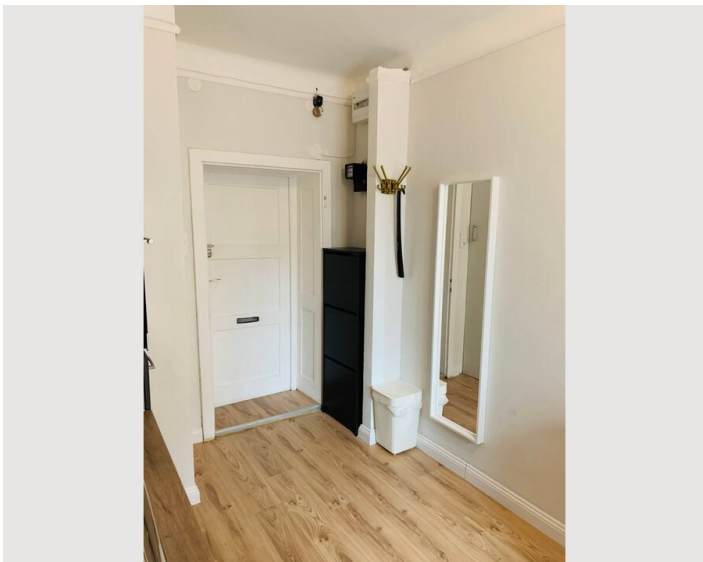
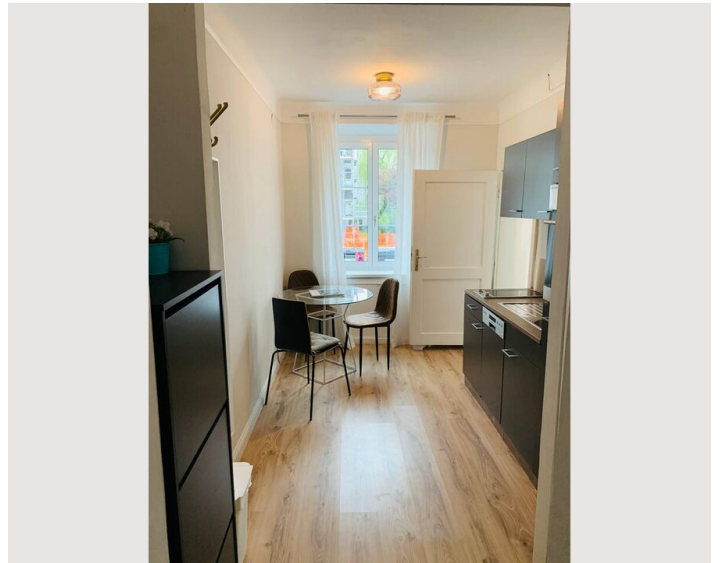
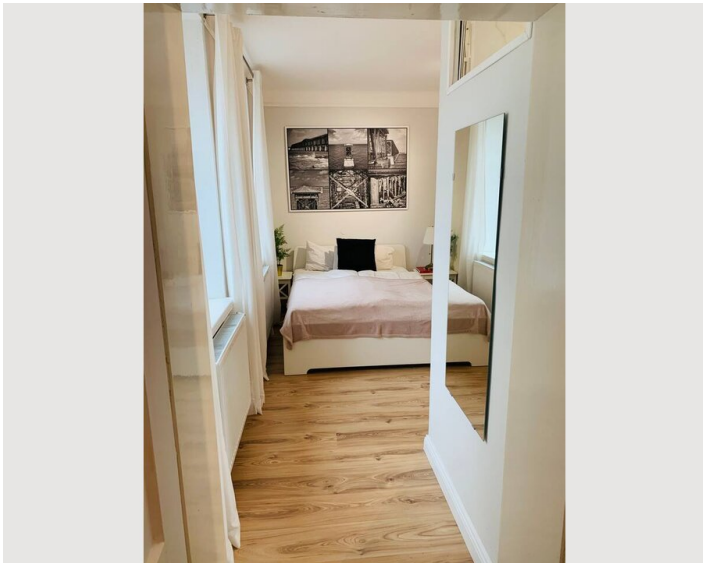
- Private kitchen
- Glasses/Tableware
- Dishwasher
- Cooking utensils
- Coffee machine
- Microwave

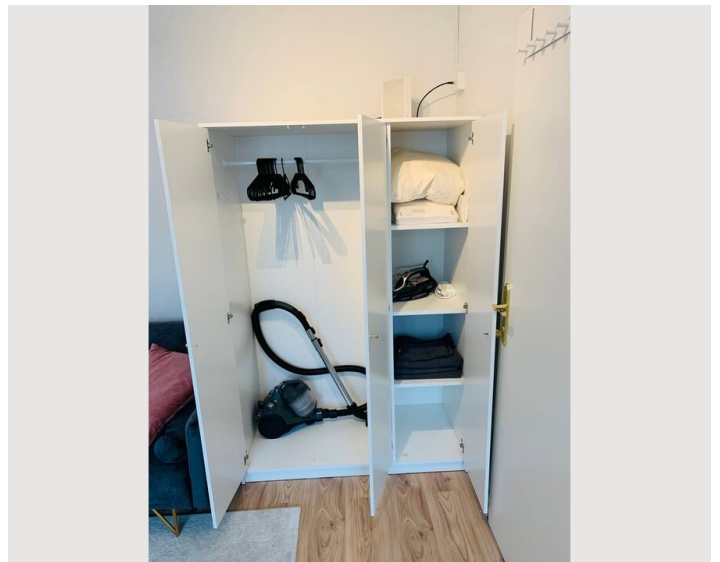
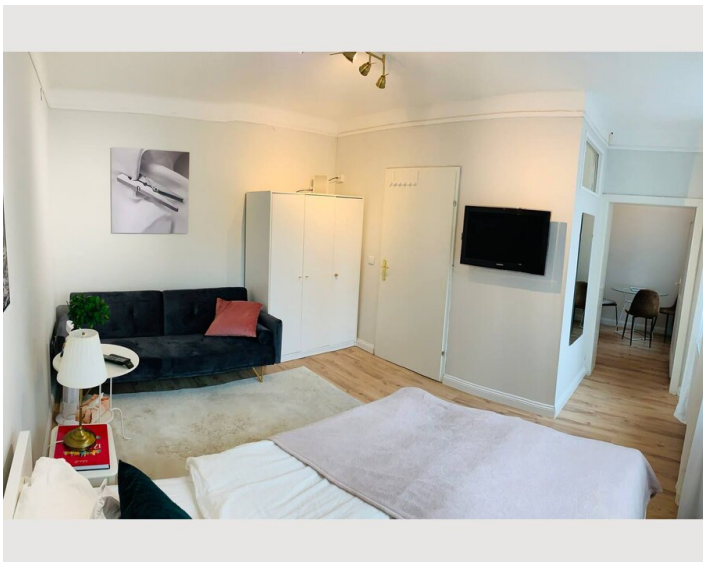
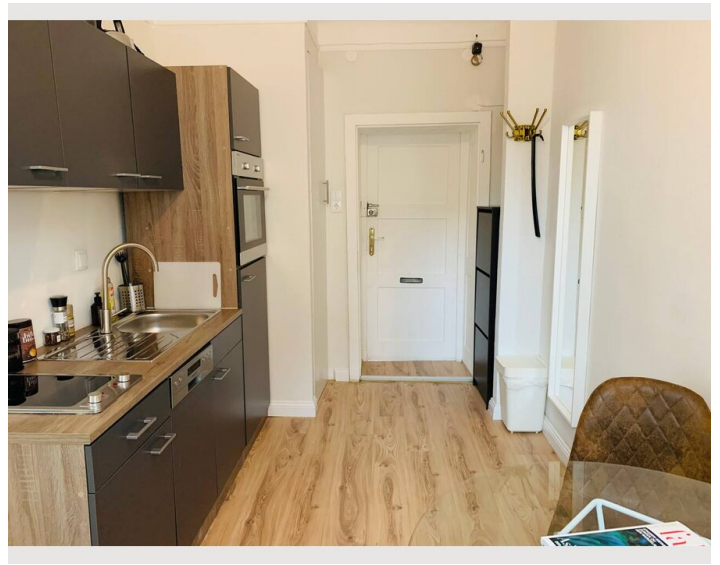
Informations

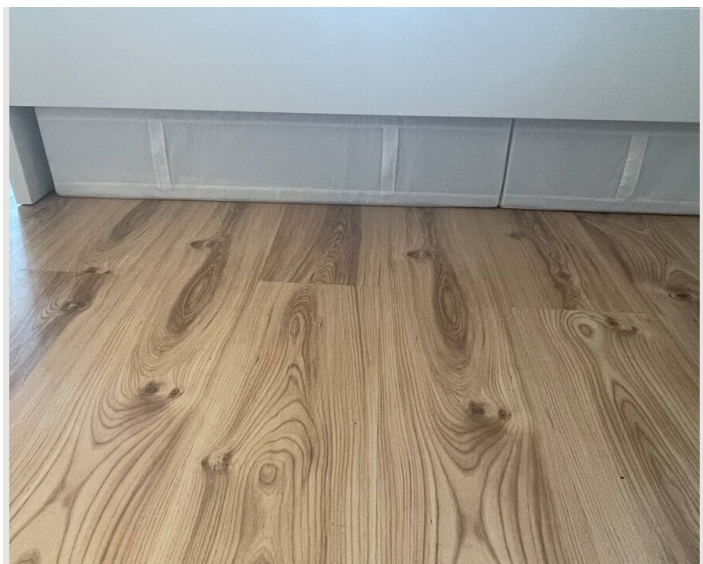
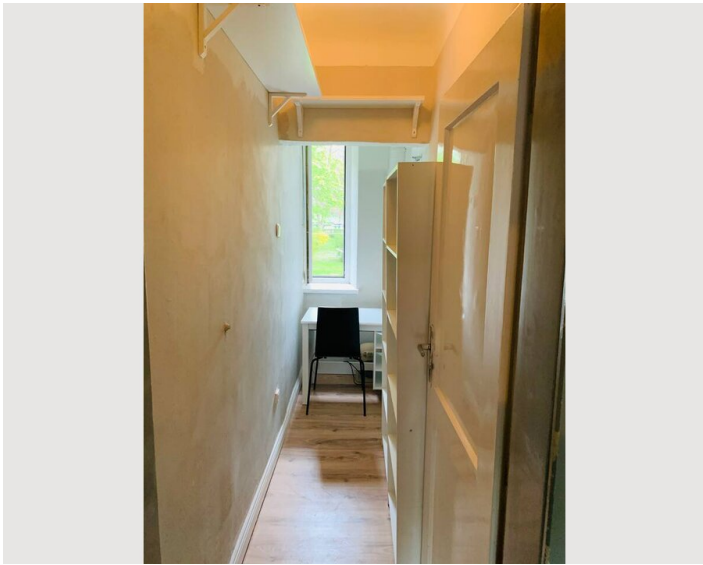
- Smoking not allowed
- Private entrance
- Bicycle room free of charge
- Desk/Workplace
- Pets forbidden

Picture gallery











Location

