

3 ROOM APARTMENT, 8045 GRAZ

Exclusive, recently refurbished and fully furnished historic apartment with balcony & dedicated home-office room in a central Graz-Andritz location – perfect for expats & corporate tenants

Object number: KÖBG2

View and rent online

Period	18/11/ - 18/12/2026
Number of persons	2
Total incl. VAT.	€ 1.689,32
Security deposit	€ 1.200,00

This elegant 73.74 m² apartment combines historic charm with modern amenities and offers an ideal home for professionals who value comfort, style, and excellent transport connections. It is located on the 2nd floor of a well-maintained historic build

Living space
76m²

Maximum occupancy
2 Persons

Complete accommodation
1 Private bathroom 2 Separated bedrooms

2. floor
Elevator available

Check-in
08:00 - 22:00 Clock

Check-out
08:00 - 22:00 Clock

Sleeping options

Bedroom 1



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

Bedroom 2



1x Sofa bed (1 person)

Descripiton of accommodation

This stylishly furnished and spacious apartment in the heart of Graz-Andritz offers modern comfort across approximately 76 m². The bright living-dining area, a quiet bedroom, and a separate home office create ideal conditions for professionals and expats. The fully equipped kitchen, modern bathroom with a shower, and private balcony ensure a high level of comfort.
With fast Wi-Fi, an in-unit washing machine, an elevator in the building, and complete furnishings, the apartment is move-in ready—perfect for convenient medium-term living.

Equipment & Features

Basic equipment

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

First supply

- Toilet paper
- Nespresso capsules
- Soap

Kitchen

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

Informations

- Smoking not allowed
- Desk/Workplace
- Pets forbidden
- Free short-term parking zone
- Private entrance

Picture gallery





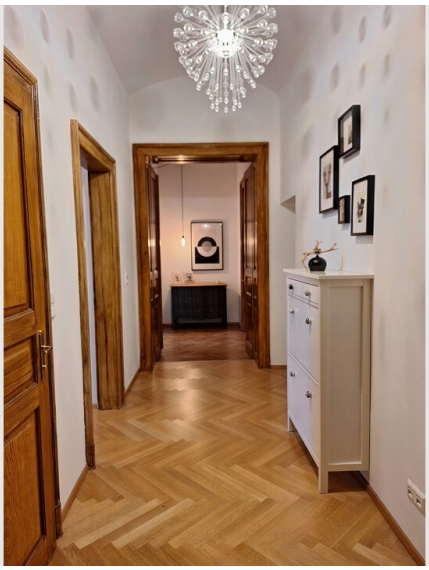






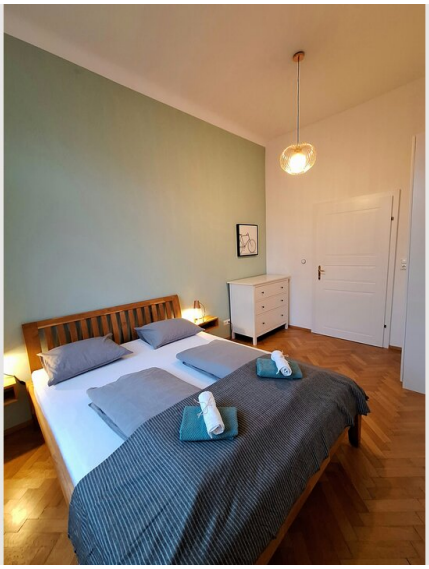














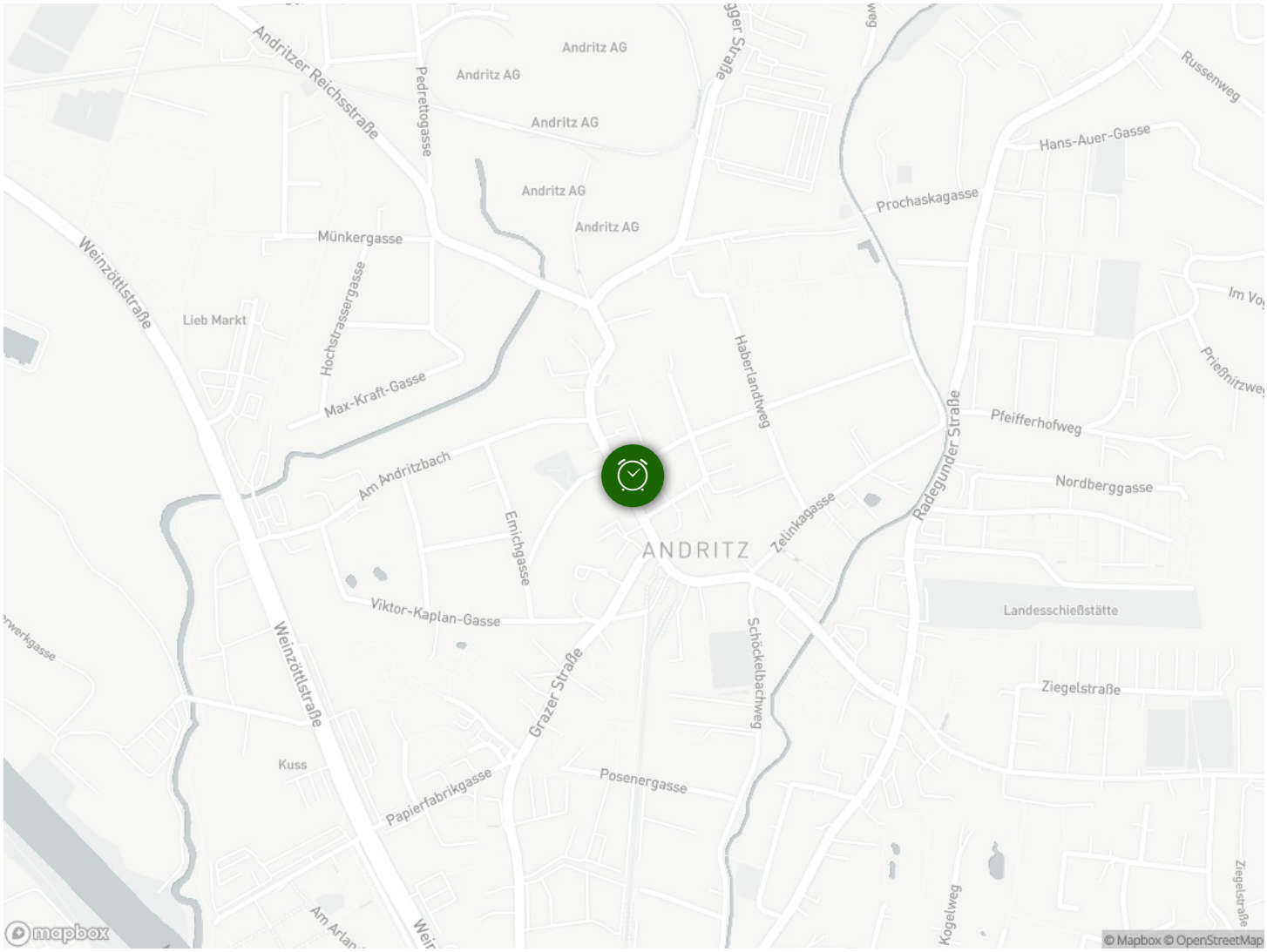


Infrastructure

2 minutes on foot

The apartment is located in one of the most popular residential areas of Graz-Andritz and offers exactly the kind of infrastructure that professionals and international guests value. Several Graz public transport stops are just a few steps away, allowing you to reach the city center quickly and conveniently—without needing a car.
For daily needs, a Billa supermarket (650 m), a 24/7 Billa Stop & Shop (400 m), and numerous other shops and essential services are all within easy walking distance. Restaurants such as Gasthof Pfleger and cafés like Café Flowers are practically around the corner.
The location also offers a wide range of leisure activities: from the nearby Stukitzbad, to cycling and running routes along the Andritzbach, all the way to the golf course in northern Graz—perfect for unwinding after work.
Thanks to its excellent public transport connections, comprehensive local amenities, and green surroundings, the apartment is ideal for professionals, expats, and anyone looking for comfortable medium-term accommodation.

Location


Andritz AG
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Andritzer Reichsstraße
Pedrettogasse
Münkergasse
Hochstrassergasse
Weinzöttlstraße
Lieb Markt
Max-Kraft-Gasse
Am Andritzbach
Emichgasse
Viktor-Kaplan-Gasse
Weinzöttlstraße
Grazer Straße
Kuss
Papierfabrikgasse
Posenergasse
ANDRITZ
Haberlandtweg
Zelinkagasse
Schöckelbachweg
Radegunder Straße
Prochaskagasse
Hans-Auer-Gasse
Russenweg
Pfeifferhofweg
Nordberggasse
Landesschießstätte
Ziegelstraße
Kogelweg
Ziegelstraße
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