



3 ROOM APARTMENT, 9020 KLAGENFURT

## Bright, high-quality apartment in Waidmannsdorf

Object number: HOFF3

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Bright, high-quality 3-bedroom apartment (72 m<sup>2</sup>) in Waidmannsdorf  
| Near Lake Wörthersee

<b>Period</b>	09/06/ - 09/07/2026
<b>Number of persons</b>	2
<b>Total incl. VAT.</b>	€ 2.776,96
<b>Security deposit</b>	€ 2.100,00



### Living space

72m<sup>2</sup>



### Maximum occupancy

4 Persons



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

1 Private bathroom 2 Separated bedrooms



### 2. floor

Elevator available



### Check-in

14:00 - 20:00 Clock



### Check-out

09:00 - 11:00 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)

## Descripton of accommodation

Move in and feel right at home!

A bright, airy 3-bedroom apartment (72 m<sup>2</sup>) with high-quality finishes and a large south/west-facing balcony (17 m<sup>2</sup>), including an underground parking space in Klagenfurt-Waidmannsdorf. Lake Wörthersee, the university, and the city center are just a few minutes away by bike. The Wörthersee Stadium, a gym, and shopping options are all in the immediate vicinity.

The apartment is fully furnished and ready for move-in starting May 17, 2026—ideal for short-term rentals starting at one month.

### Key Details

New construction, completed in 2022

Living area approx. 72 m<sup>2</sup>

Number of rooms: 3

Number of bedrooms: 2

High-quality open-concept kitchen

Bathroom with shower and bathtub

Separate toilet

Storage room

Balcony approx. 17 m<sup>2</sup> (south/west facing)

District heating with underfloor heating

Energy-efficient

Underground parking space approx. 13 m<sup>2</sup>

Cellar compartment approx. 4 m<sup>2</sup>

### Features

Bedroom 1: RUF box spring bed (180x200 cm)

Bedroom 2: Double bed (180x200 cm)

Fully equipped built-in kitchen with BORA induction cooktop, MIELE dishwasher, and SIEMENS oven

SAECO fully automatic coffee machine

Large sliding door to the balcony

Electric awning on the balcony

Electric venetian blinds on all windows and the sliding door

Hardwood floors

Underfloor heating via district heating

AEG washer-dryer

Towel dryer

SAMSUNG Smart TV

High-speed Wi-Fi (150 Mbit/s)

Streaming (Netflix, Amazon Prime)

## Equipment & Features



### Basic equipment

- Balcony
- TV
- Private dryer
- Towels
- Garage
- Cleaning utensils
- Internet/Wifi
- Private washing machine
- Bedclothes
- Private toilet
- Vacuum cleaner



### First supply

- Toilet paper
- Soap
- shampoo



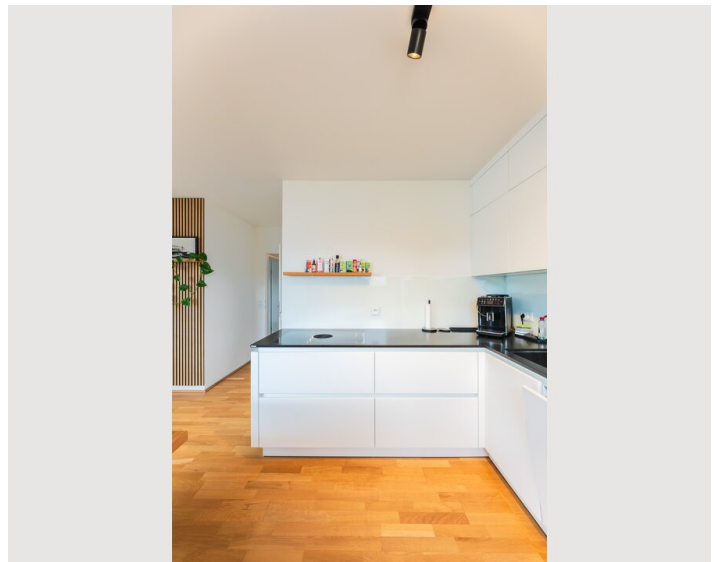
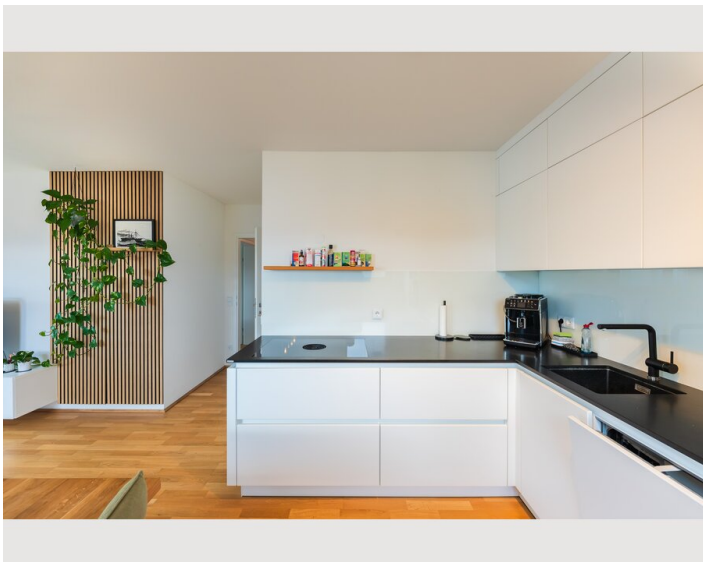
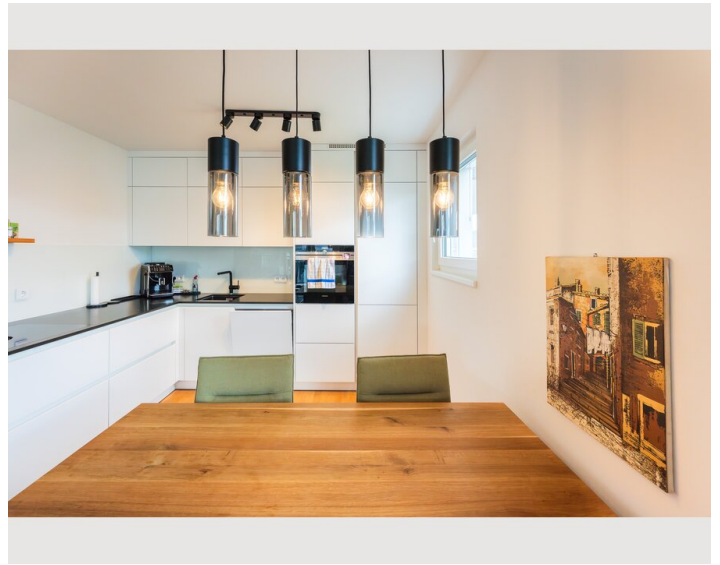
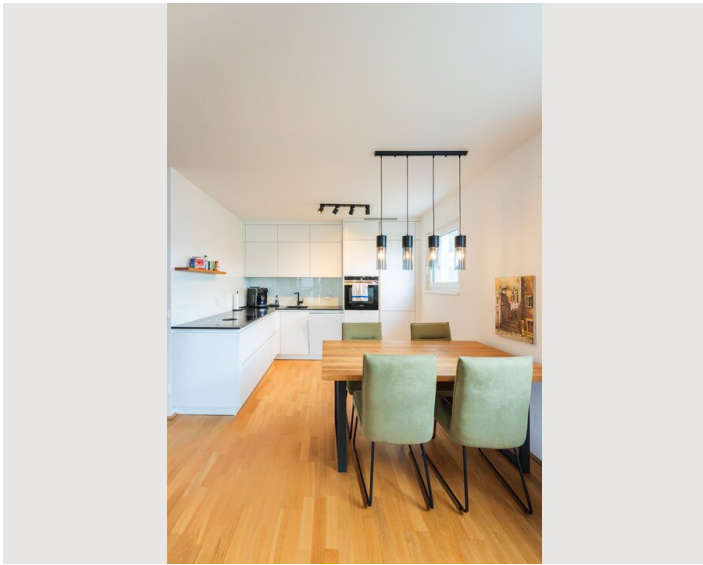
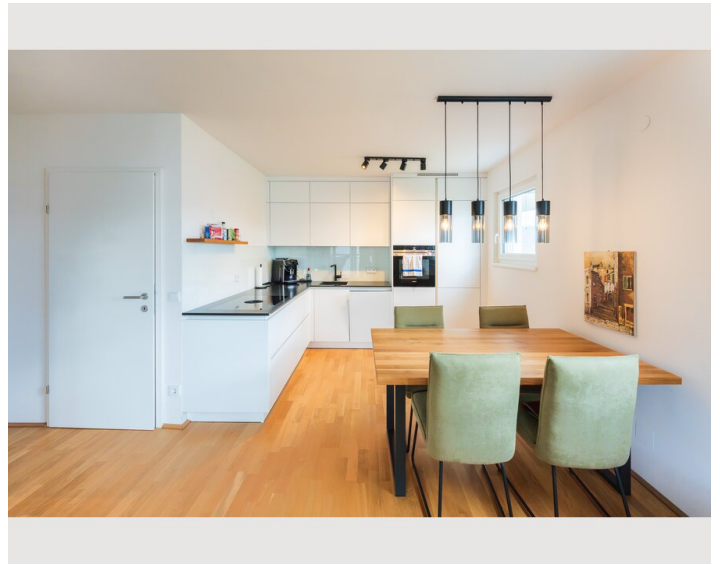
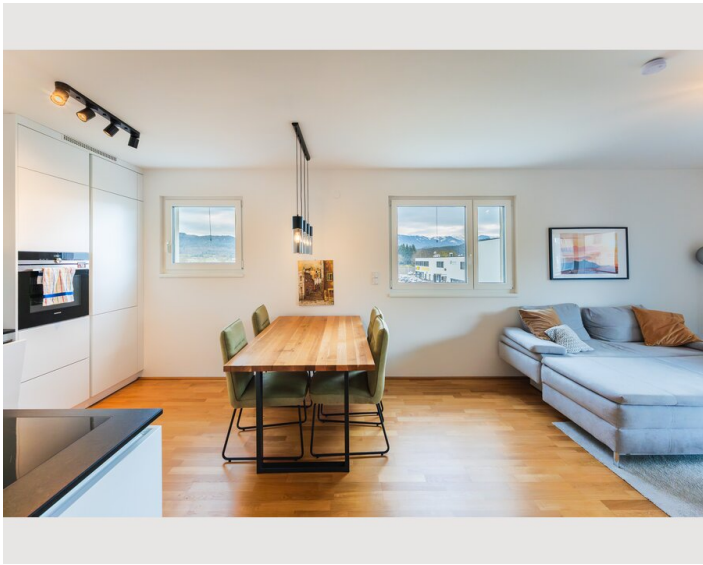
### Kitchen

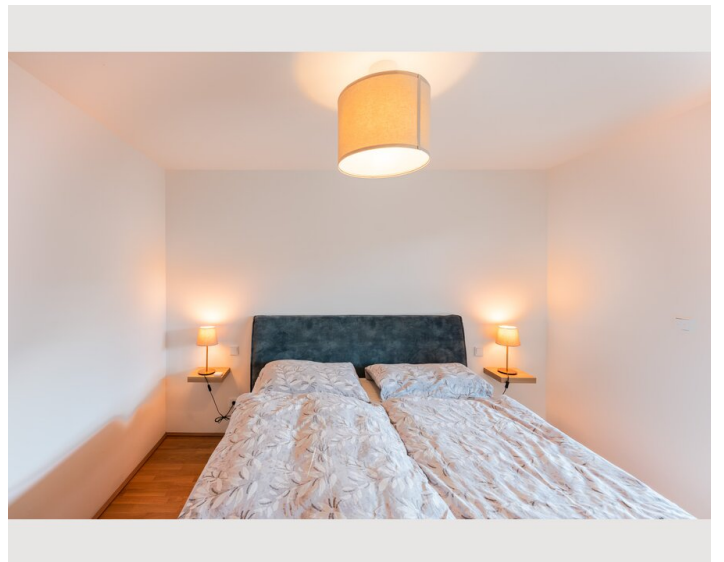
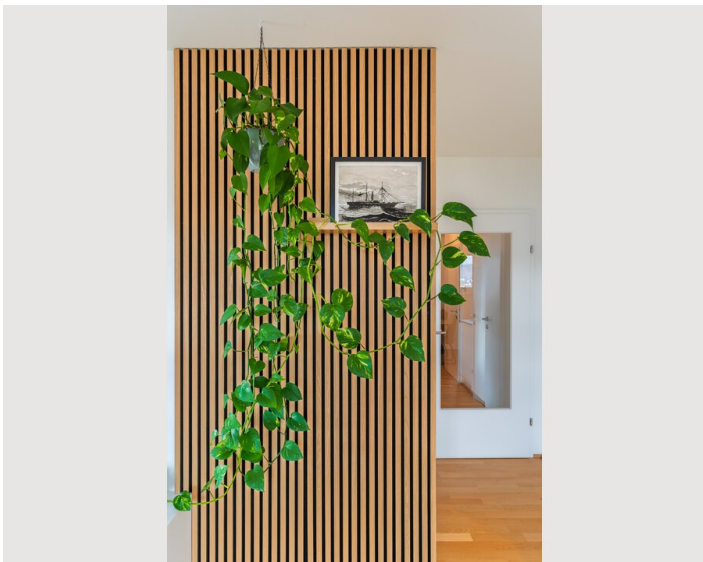
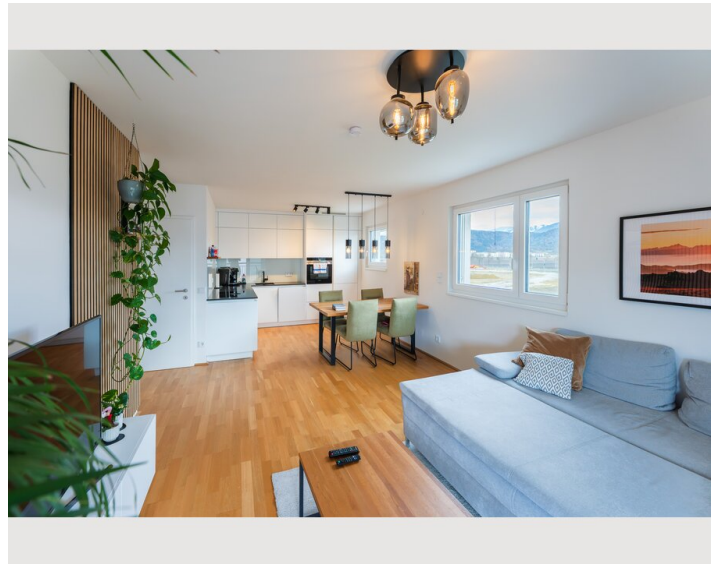
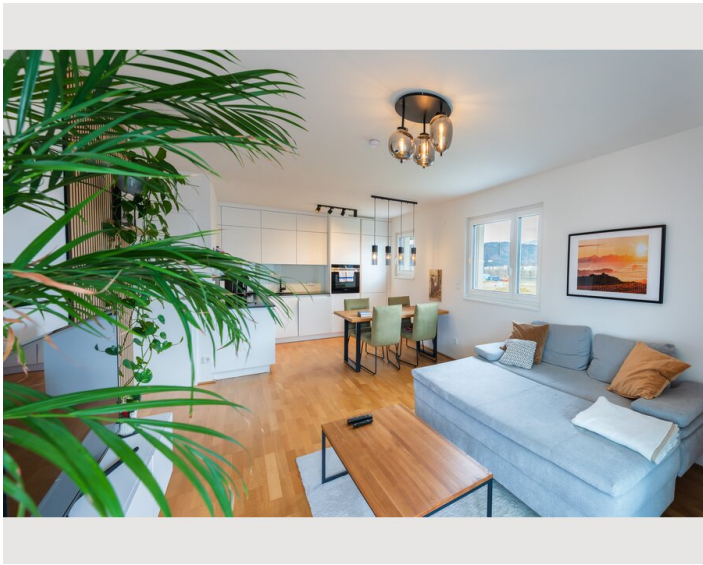
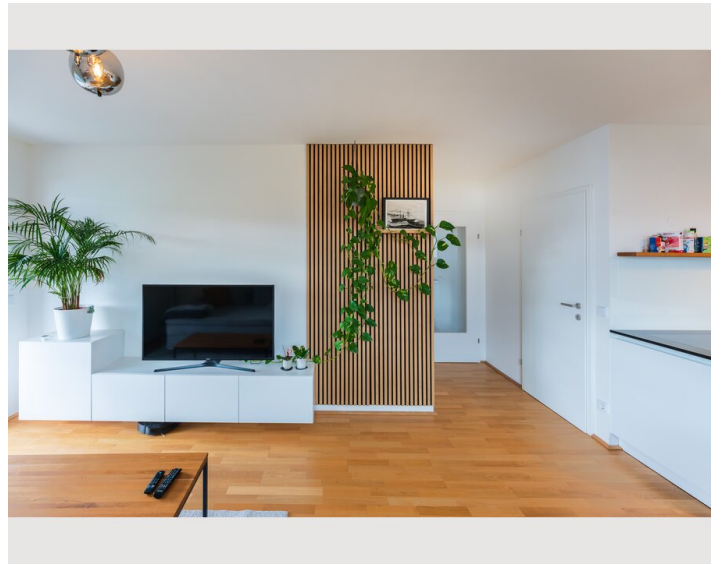
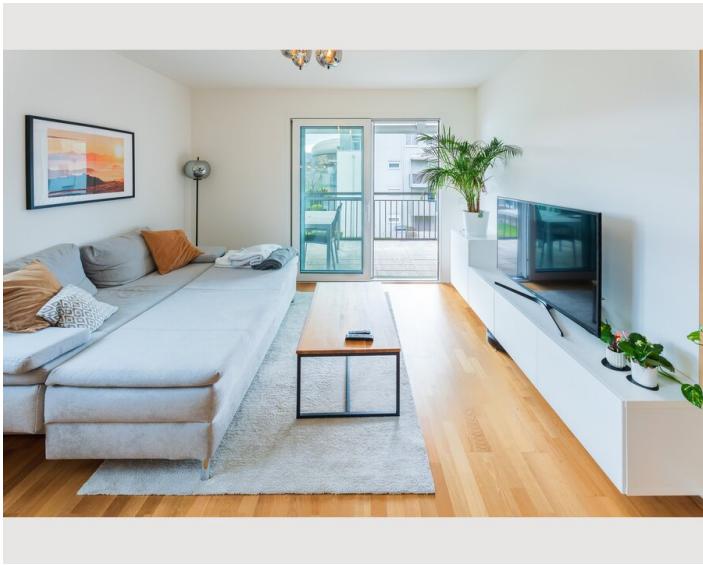
- Private kitchen
- Glasses/Tableware
- Dishwasher
- Cooking utensils
- Coffee machine
- Microwave

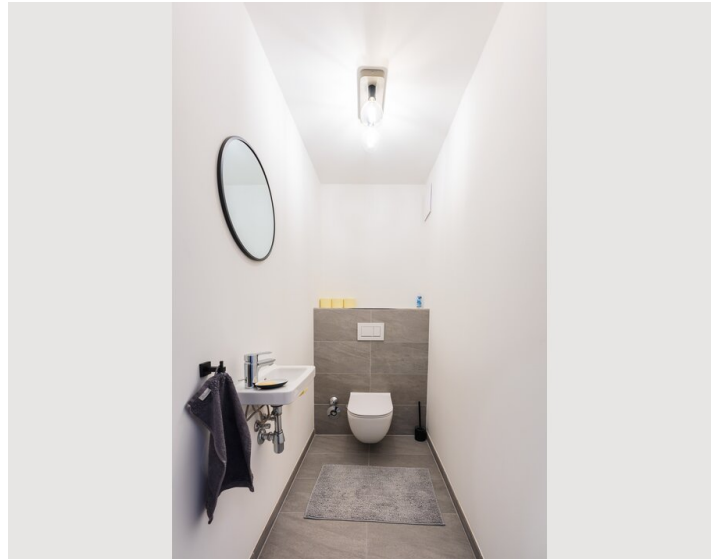
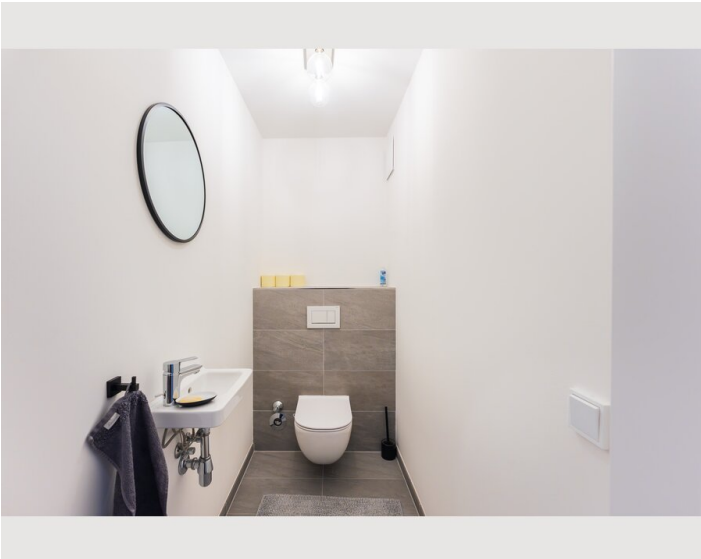
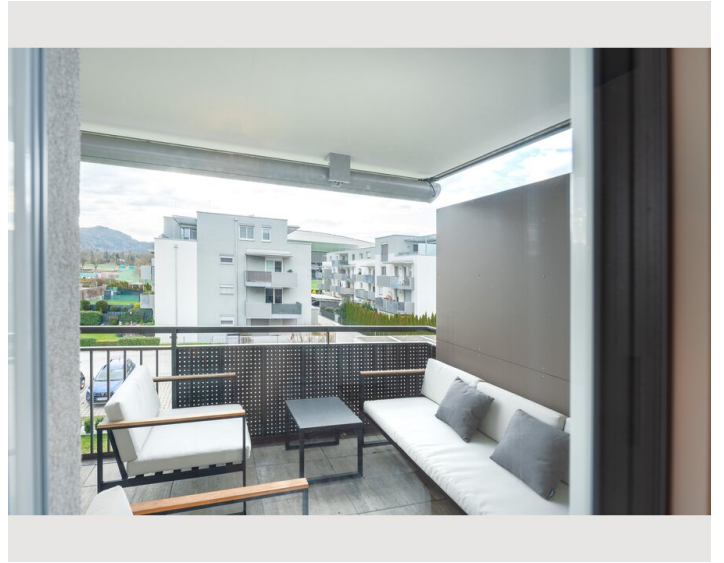
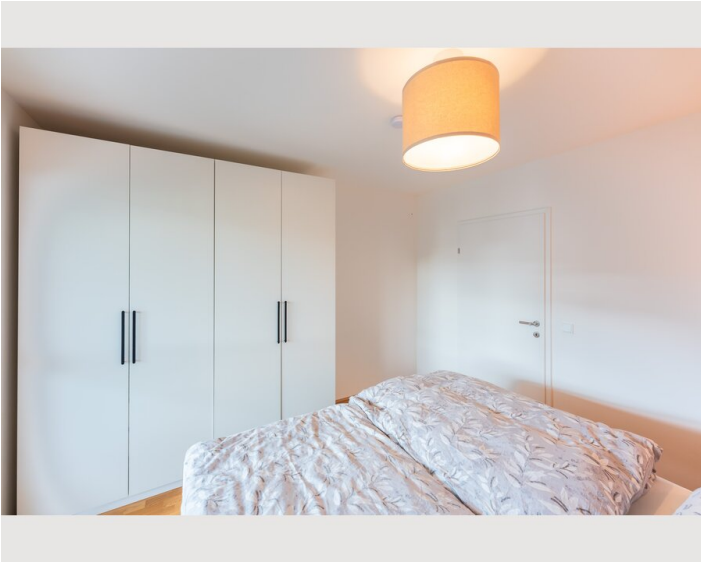
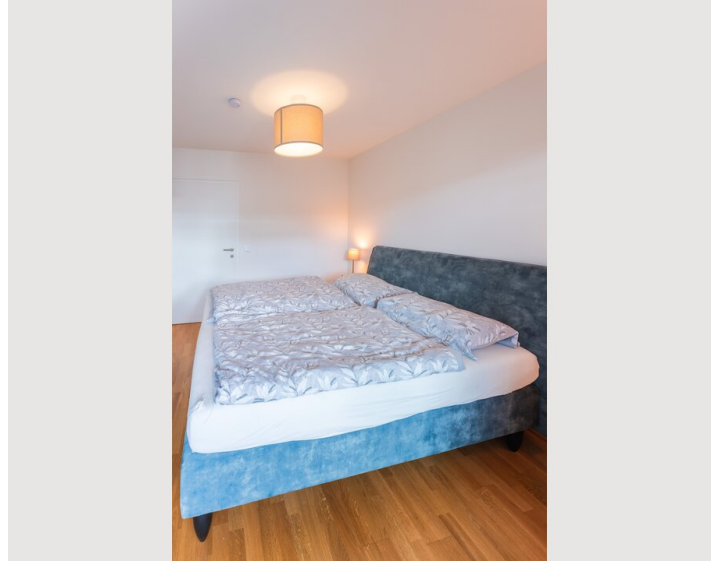
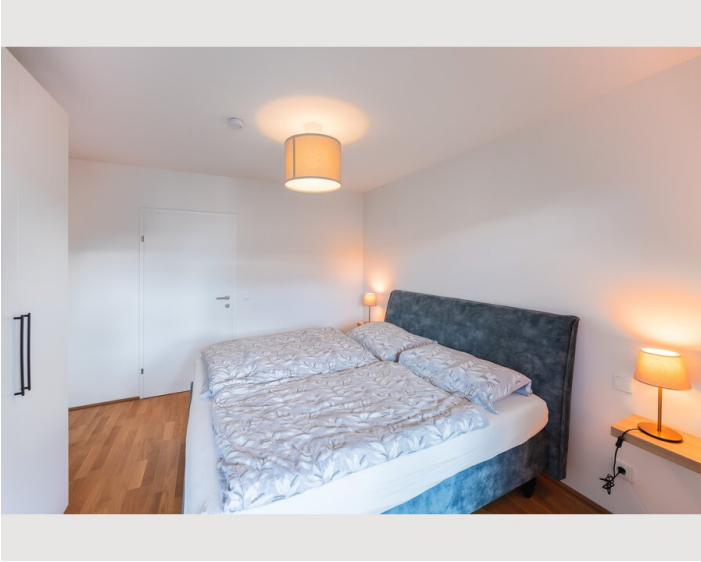
## Informations

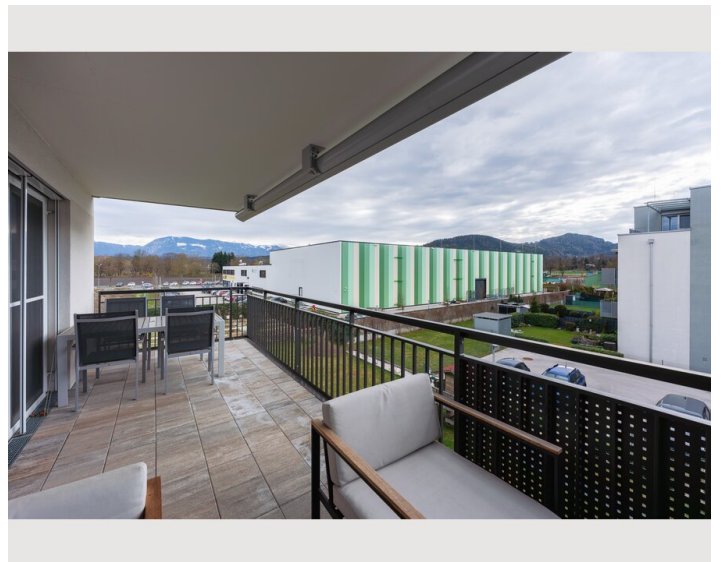
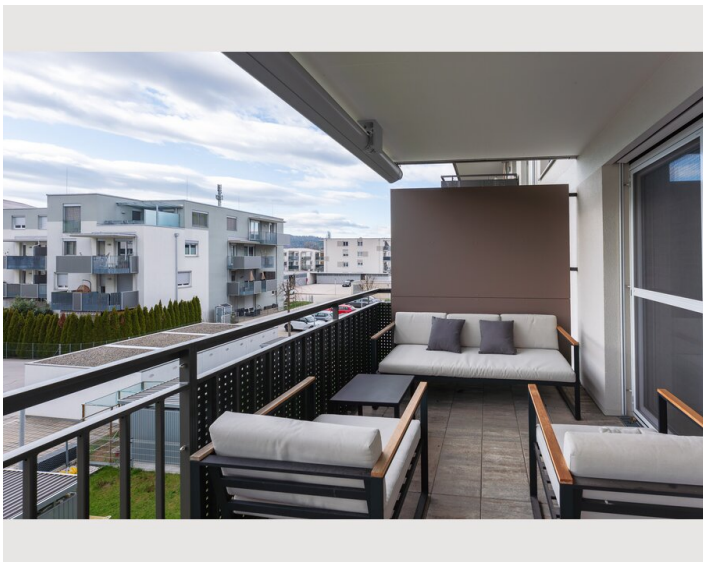
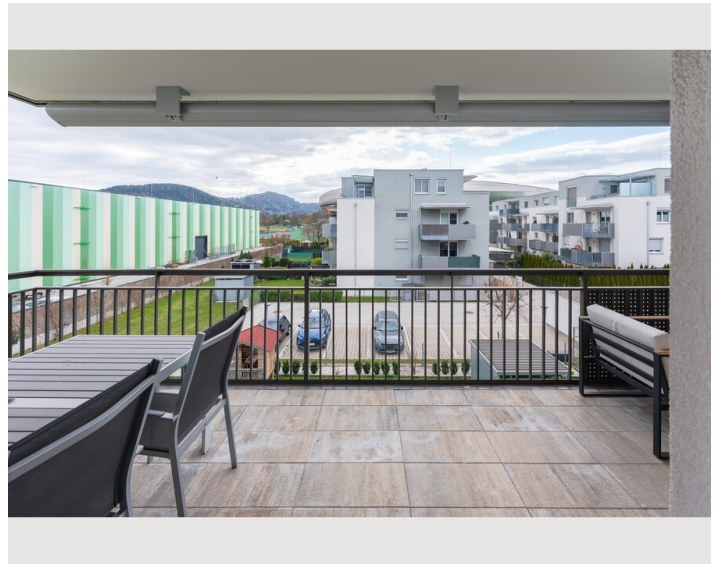
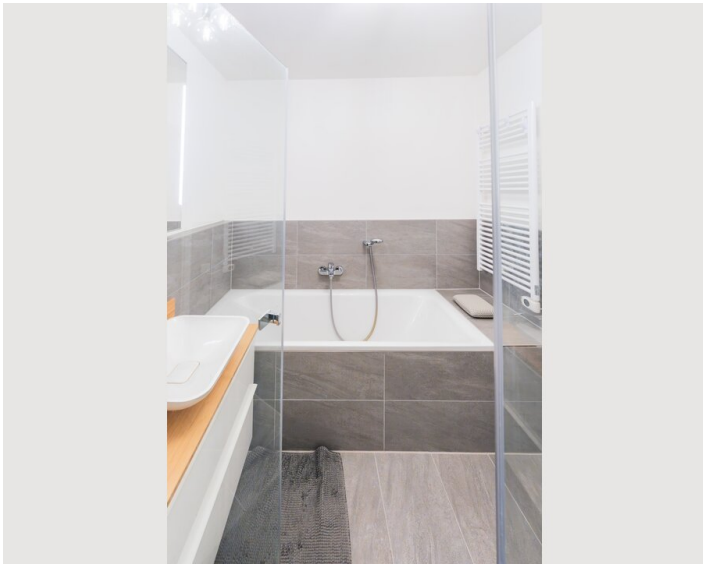
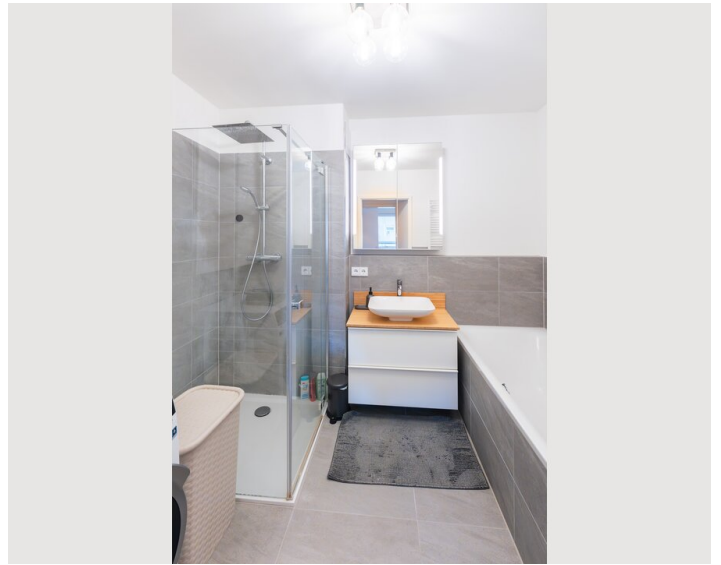
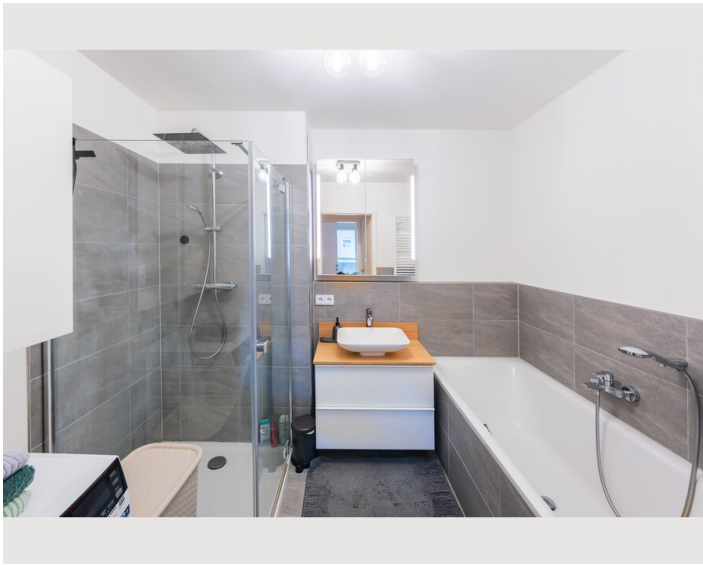
- Smoking not allowed
- Desk/Workplace
- Pets forbidden
- Bicycle room free of charge
- Free short-term parking zone
- Private entrance
- Regular cleaning at extra cost

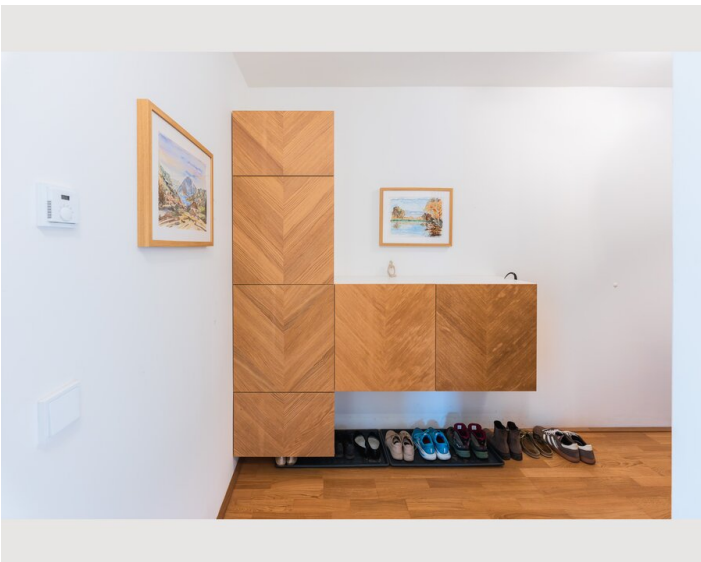
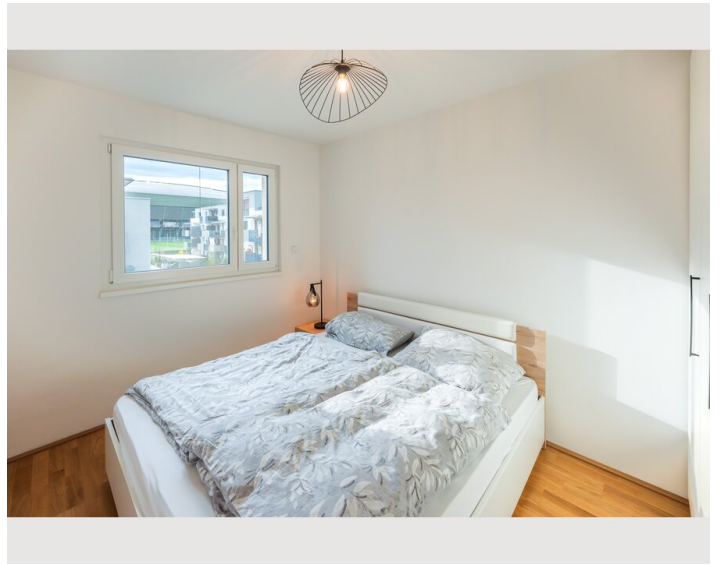
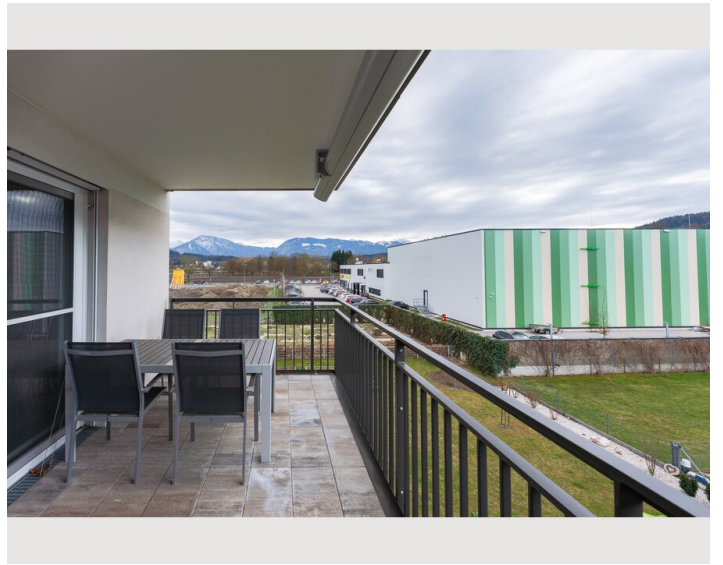
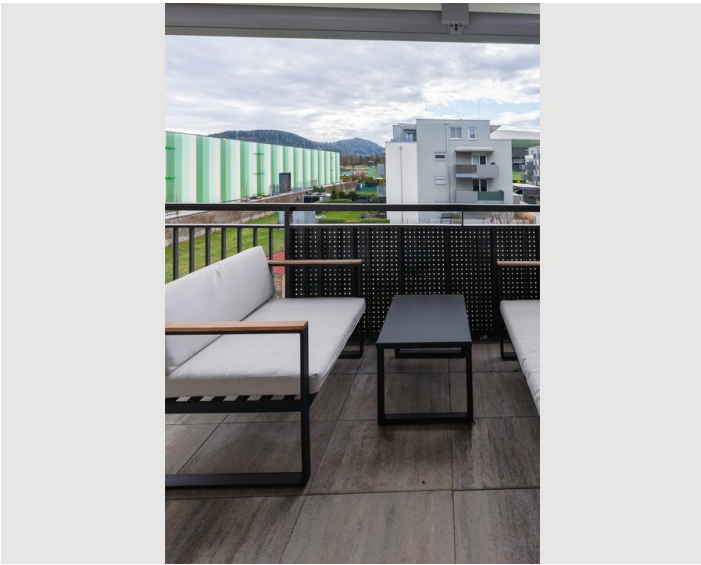
## Picture gallery











## Location

