

4 ROOM APARTMENT AND MORE, 8010 GRAZ

## studio room in a completely renovated, stylish flat in the downtown of Graz (with parking space)

Object number: ZNORgr1

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The accommodation at a glance - your total usable living area 38m<sup>2</sup> - max. 2 guests in your 18m<sup>2</sup> bedroom (1 big bed) - 1 bathroom - 1 big living area (kitchen, dining & living area) - 1 storage room - 1 parking space (extra charge)

<b>Period</b>	09/12/2025 - 09/01/2026
<b>Number of persons</b>	2
<b>Total</b> incl. VAT.	€ 779,16
Security deposit	€ 600,00



### Living space

81m<sup>2</sup>



### Maximum occupancy

2 Persons



### Shared Accommodation <sup>?</sup>

1 Private bathroom 1 Separated bedroom



### 1. floor

Elevator available



### Check-in

10:00 - 21:00 Clock



### Check-out

10:00 - 21:00 Clock

## Sleeping options

### Sleeping room



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

## Descripton of accommodation

The accommodation at a glance

- the apartment (fully furnished) is 81m<sup>2</sup> in total and has a total of three shared rooms
- your total usable living area 35m<sup>2</sup>
- maximum 2 guests in your 18m<sup>2</sup> bedroom with 2 beds
- 1 bathroom
- 1 big living area (kitchen, dining area, living room)
- 1 storage room
- balcony with a view of a beautiful garden in the heart of Graz
- the house in which the apartment is located has a lift
- 1 parking space next to the apartment (can be rented for an extra charge)

About this accommodation

Here you live in a completely renovated apartment, which we have furnished with great attention to detail and to the highest level of quality equipment.

The apartment has a total of three separate, lockable bedrooms, but the other two rooms are only used very sporadically or hardly ever during the month – so you will mainly be alone in the apartment.

You will find a cosy, light-flooded living room with a large pull-out couch, a fully equipped, high-quality kitchen: stove, oven, fridge, dishwasher, coffee machine, air fryer etc. and a beautiful pull-out dining table with comfortable swivel chairs for comfortable working or eating. In the apartment you have a lot of daylight and from the living room but also from the adjacent balcony a beautiful view into a large garden and to the "Grazer Schlossberg".

Your bedroom has a wardrobe with plenty of storage space, two beds (can be placed as two single beds or as a double bed) and a desk with a chair from where you can work very well.

In addition, there is a modern bathroom with an open, walk-in shower, a toilet, a high-quality washbasin with plenty of storage and a hairdryer, a large mirror and practical accessories such as towel hooks. In the storage room of the apartment are a washing machine as well as a clothes rack, a vacuum cleaner and several storage shelves for some household stuff.

The apartment also has a parking space, which is located directly next to the apartment. You can rent this on request. In addition, the apartment has a large balcony overlooking a beautiful garden in the middle of Graz. The elevator, which is located in the house, is practical and can make it easier for you to carry your grocery shopping, for example. A bicycle is also available for free use in the in-house cellar upon request.

## Equipment & Features



### Basic equipment

- Balcony
  - Garden sharing
  - Music system/docking station
  - Private washing machine
  - Towels
  - Private parking space
  - Cleaning utensils
  - Garden
  - Internet/Wifi
  - Printer
  - Bedclothes
  - Private toilet
  - Vacuum cleaner
  - Hairdryer
- 



### First supply

- Toilet paper
  - Soap
  - Fridge filling on request
  - shampoo
  - Nespresso capsules
- 



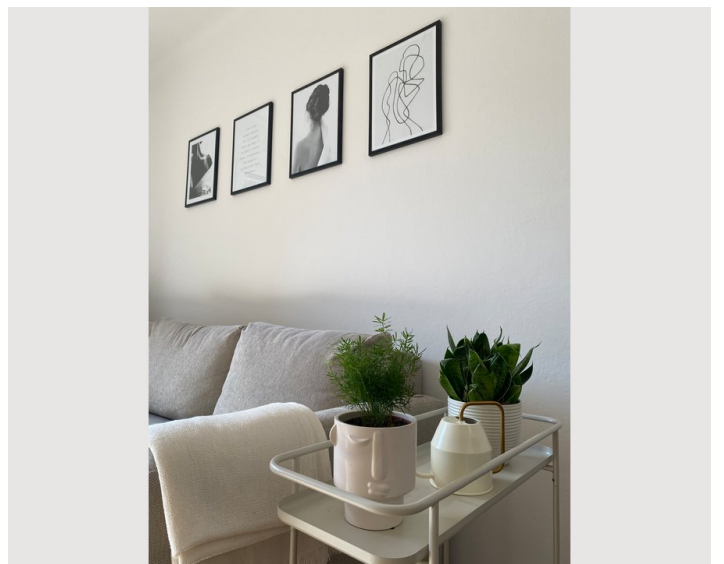
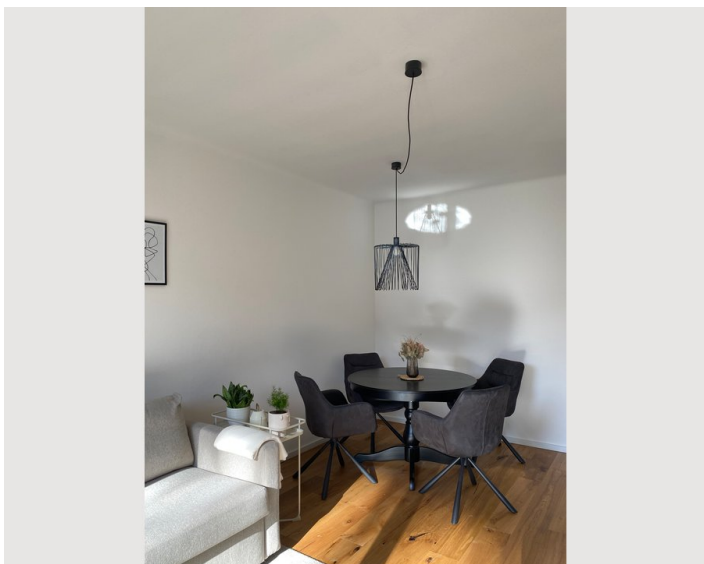
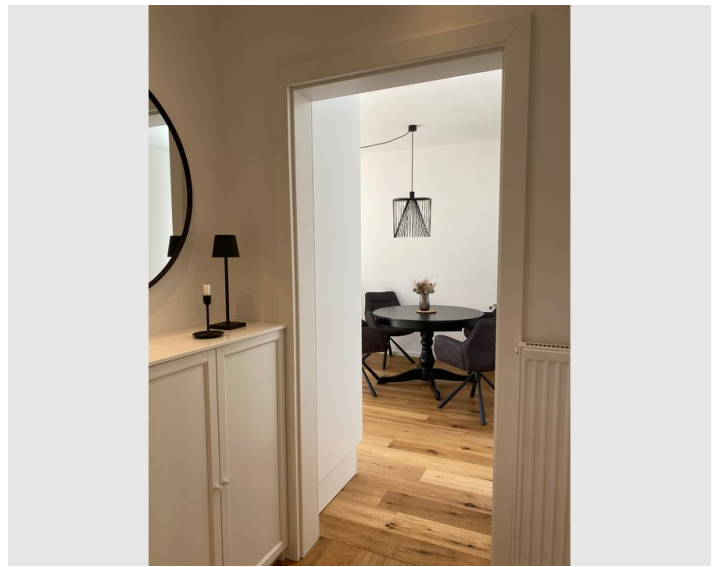
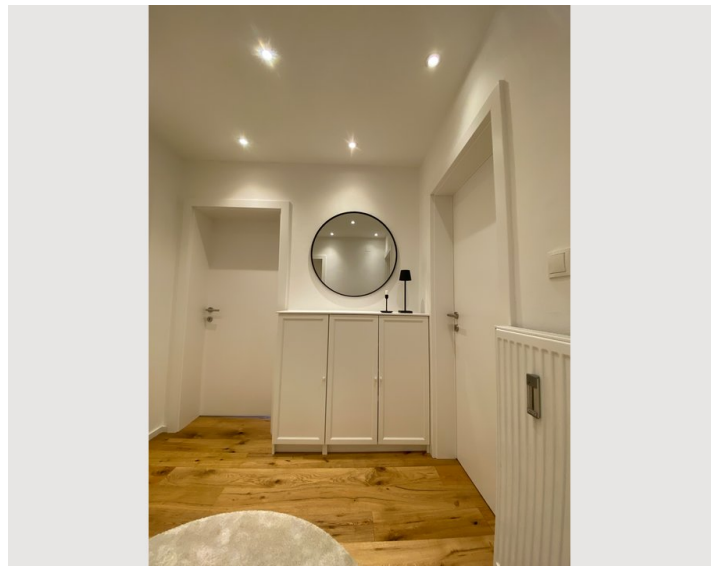
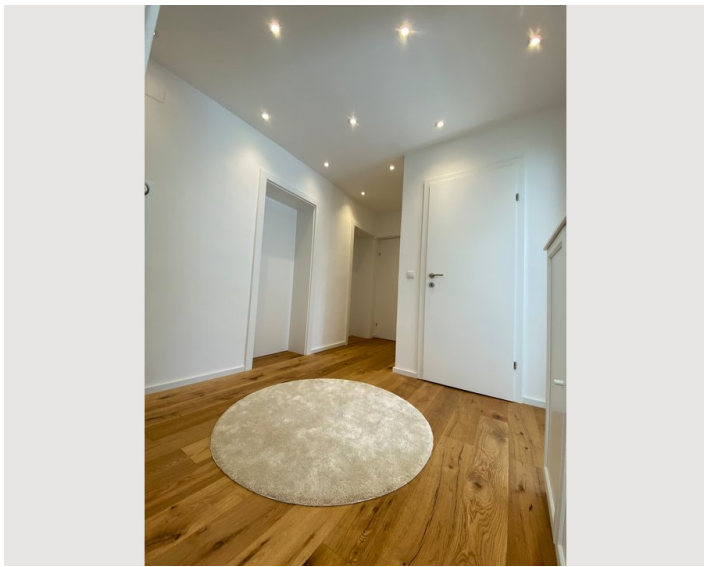
### Kitchen

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

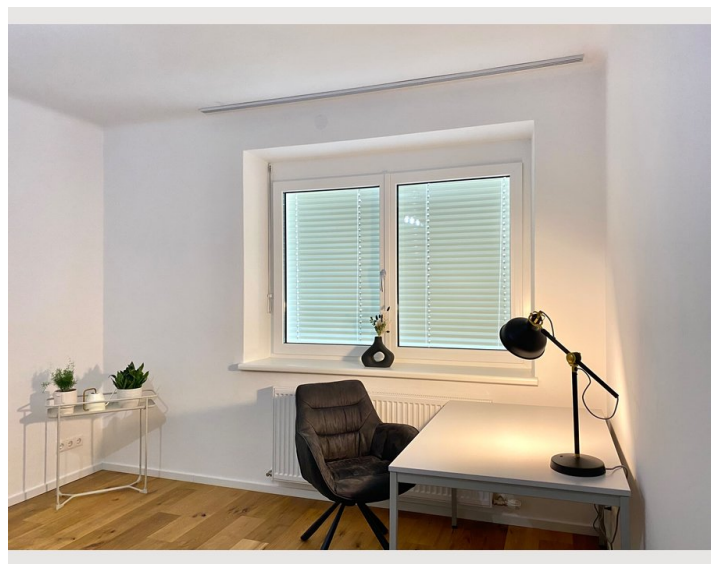
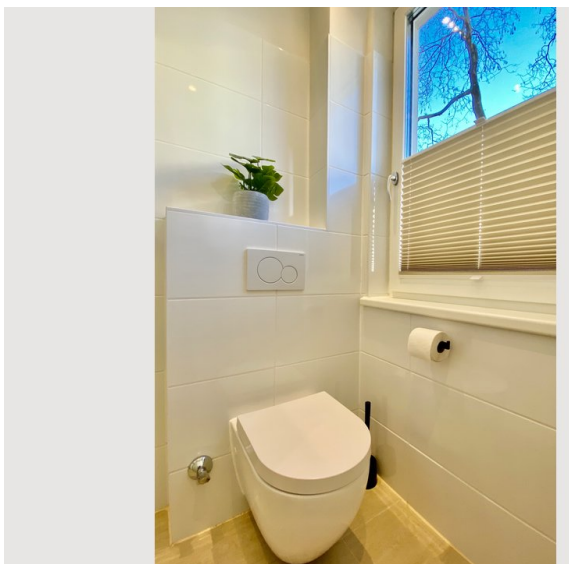
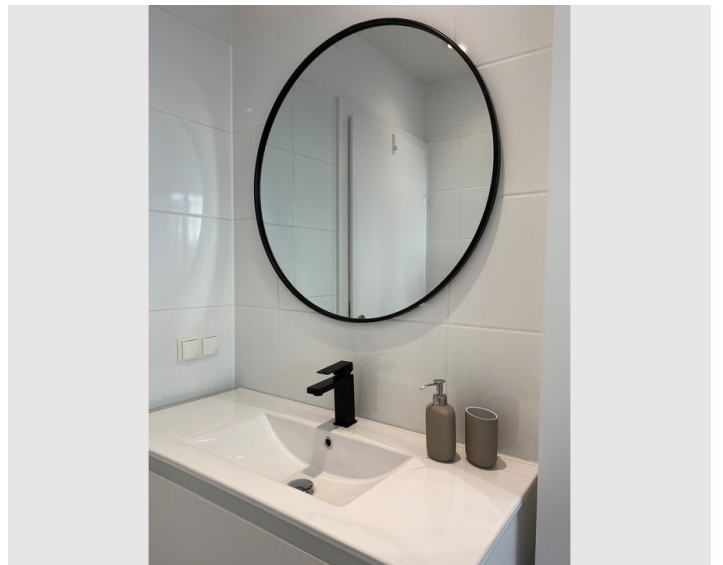
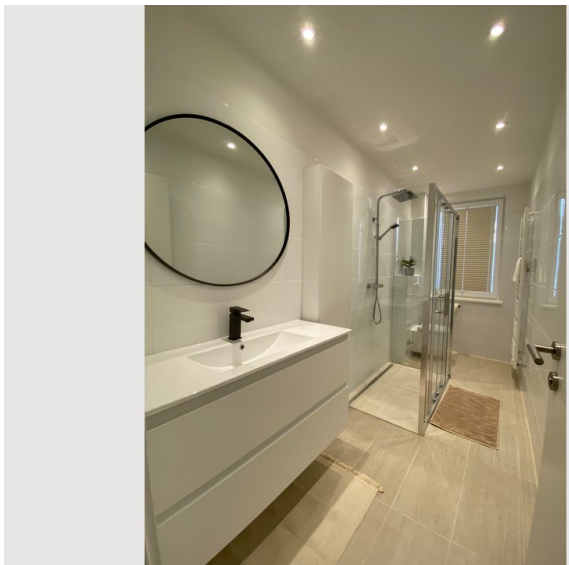
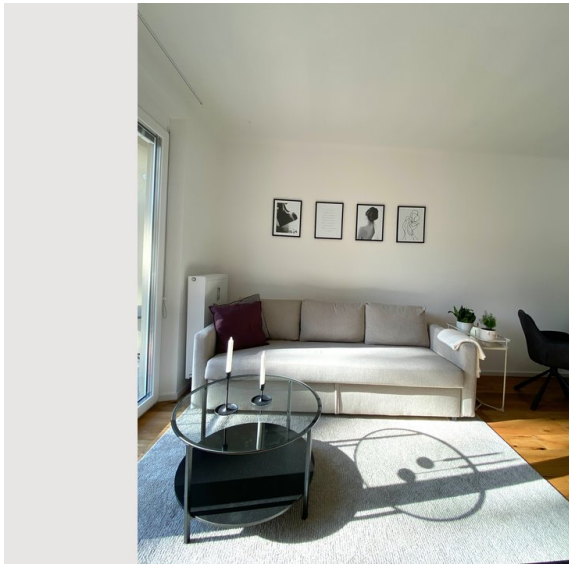
## Informations

- Smoking not allowed
- Desk/Workplace
- Regular cleaning at extra cost
- Short-term parking zone subject to a charge
- Pets on request
- Bicycle room free of charge

## Picture gallery











### Infrastructure

 1-minute walk away

 1-minute walk away

 10 minutes away with the public transport

 20 minutes away by car or 40 minutes away by public transport

 a 15-minute walk away or 4 minutes away by public transport

#### Around the property (location)

- tram station just 1 minute walk away (from the tram stop to the main square it is only about 4 minutes by tram)
- the main square is only about a 15-minute walk away
- next bakery (Bäckerei Martin Auer) only a 2-minute walk away
- supermarkets (Billa and Spar) and a bank are only about a 3-minute walk away
- the University of Graz can be reached by public transport in about 10 minutes
- the University of Education Graz is only a 1-minute walk away

## Location

