



3 ROOM APARTMENT, GRAZ

## comfortable flat in Graz Eggenberg

Object number: SWDC1

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|                          |                     |
|--------------------------|---------------------|
| <b>Period</b>            | 16/01/ - 16/02/2025 |
| <b>Number of persons</b> | 2                   |
| <b>Total incl. VAT.</b>  | € 2.005,72          |
| <b>Security deposit</b>  | € 1.500,00          |

Newly renovated apartment in a quiet location in Graz Eggenberg. The tram can be reached in 5 minutes on foot. The University of Applied Sciences Joanneum Graz Eggenberg is also only 5 minutes away. Top equipped, 2 balconies, quiet location



### Living space

74m<sup>2</sup>



### Maximum occupancy

4 Persons



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

1 private bathroom 1 Separated bedroom 1 Living-Sleepingroom



### 4. floor

Elevator available



### Check-in

14:00 - 00:00 Clock



### Check-out

00:00 - 11:00 Clock

## Sleeping options

### Sleeping room



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

### Living and sleeping



1x Sofa bed (1 person)

## Descripton of accommodation

Enjoy the newly renovated apartment on the 4th floor of a very quiet house in Graz Eggenberg. Drive into the underground car parking with direct access to the house. The elevator takes you to the fourth floor. There you will find a well-equipped kitchen with storage room, a spacious living room with flat screen TV and Netflix subscription, WiFi is of course also available. The living room leads to a spacious balcony with a view of the Plabutsch. The Auster sports and wellness pool is a 5-minute walk away! There you get everything your wellness heart needs. A private small bathroom with a bathtub in which a shower is integrated is also a pleasant luxury. The washing machine is completely new and completes the offer. The toilet is a separate room and therefore also pleasant. In the new bedroom you will find a large double bed, enough storage space and a pleasant atmosphere. The morning sun greets you on this side with a spacious balcony overlooking the Grazer Schloßberg.

A small study with a small desk and a coach for guests complete the offer. The coach can be pulled out and there is enough space for 2 more guests.

## Equipment features

### Basic equipment

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

### First supply

- Toilet paper
- Soap
- shampoo

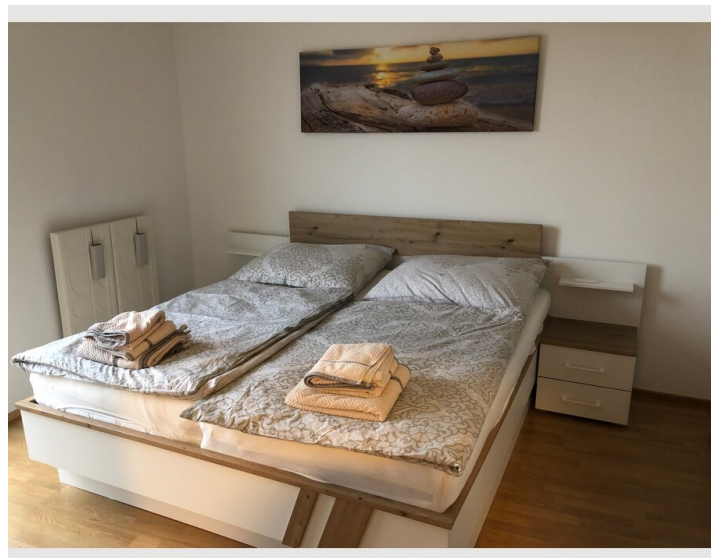
### Kitchen

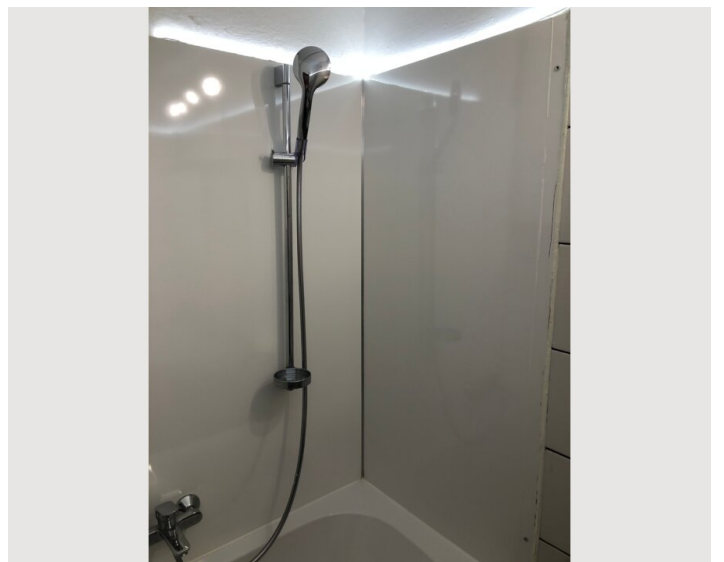
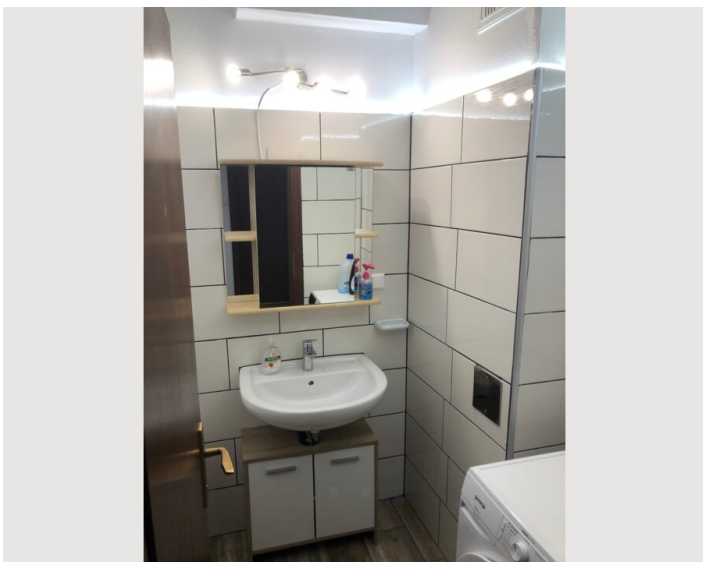
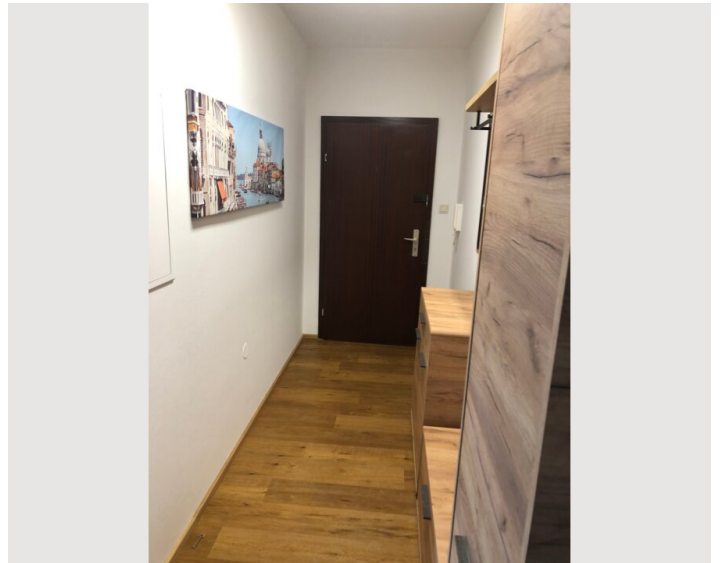
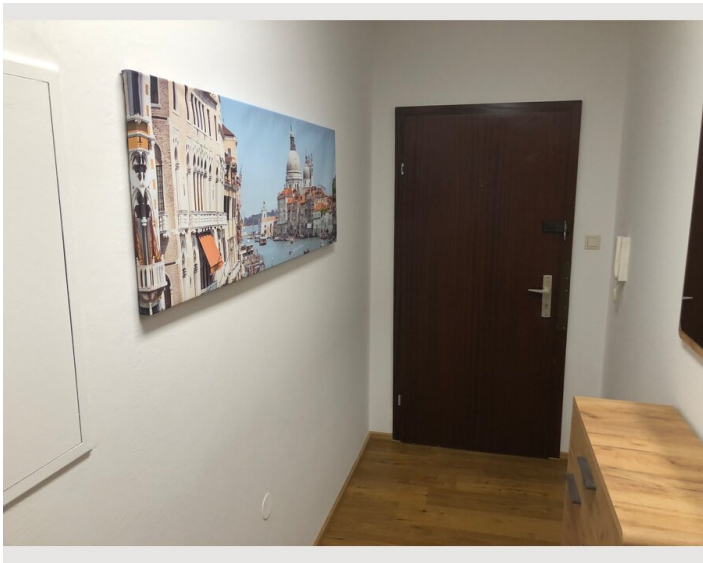
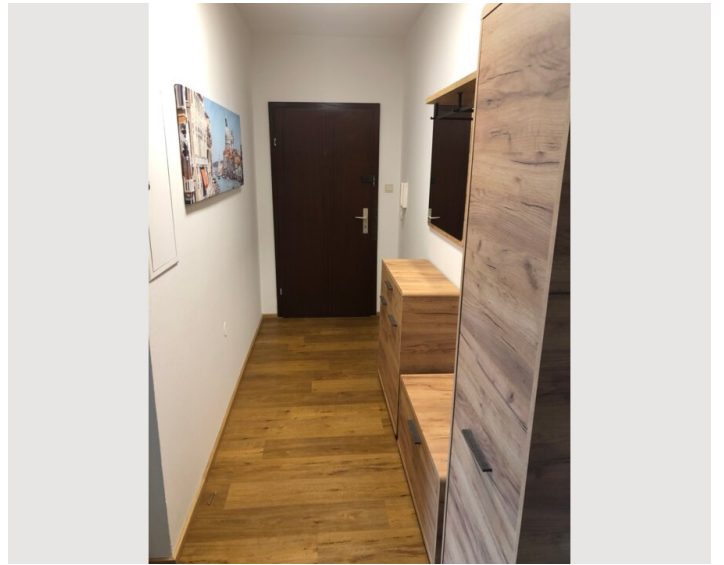
- Private kitchen
- Dishwasher
- Glasses/Tableware

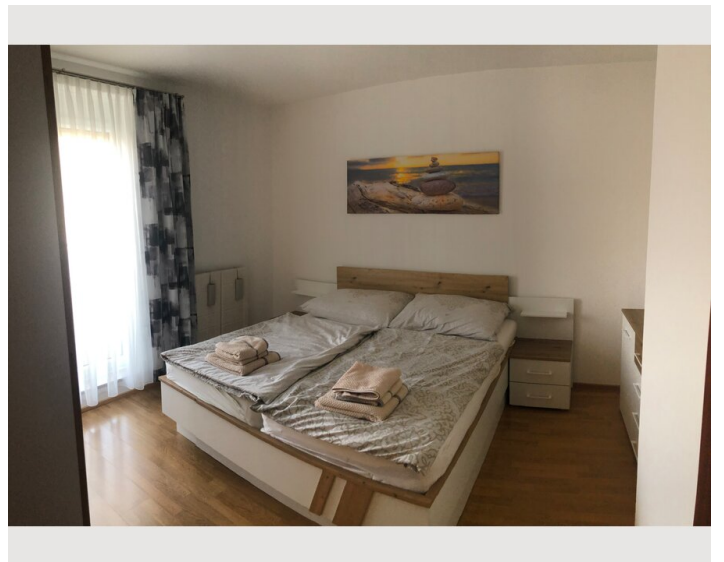
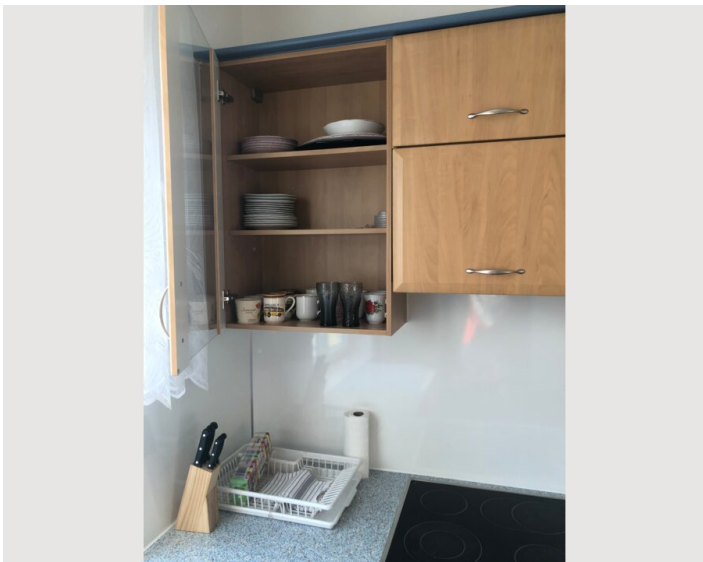
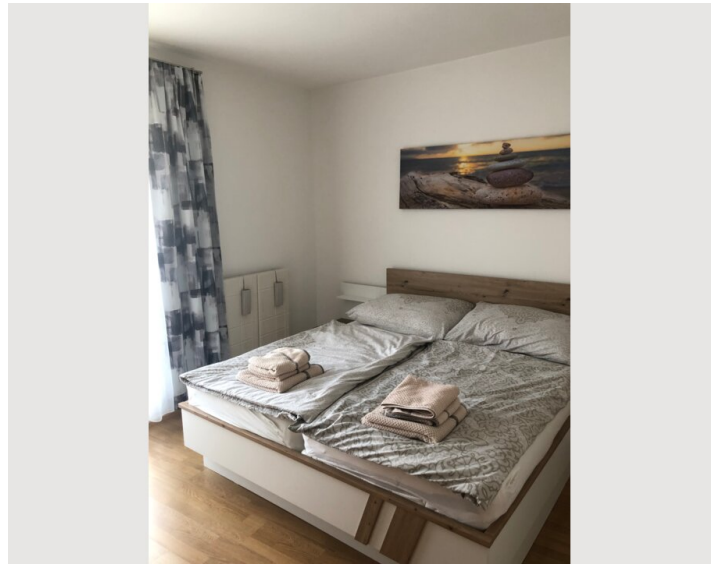
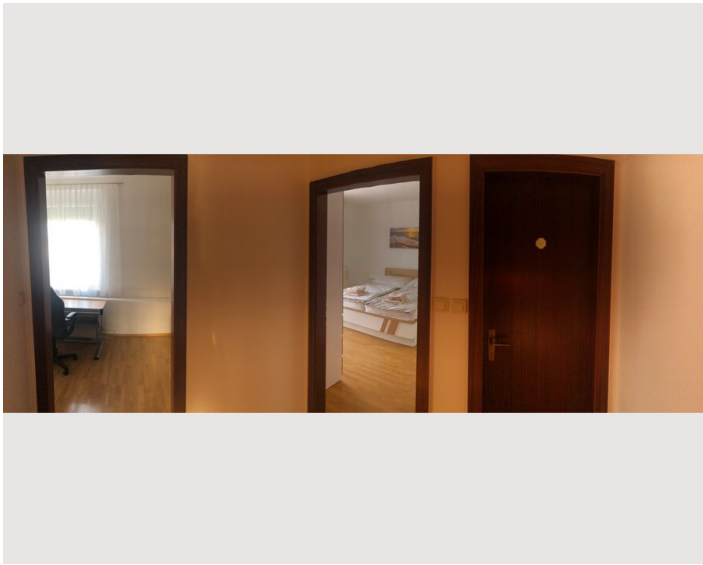
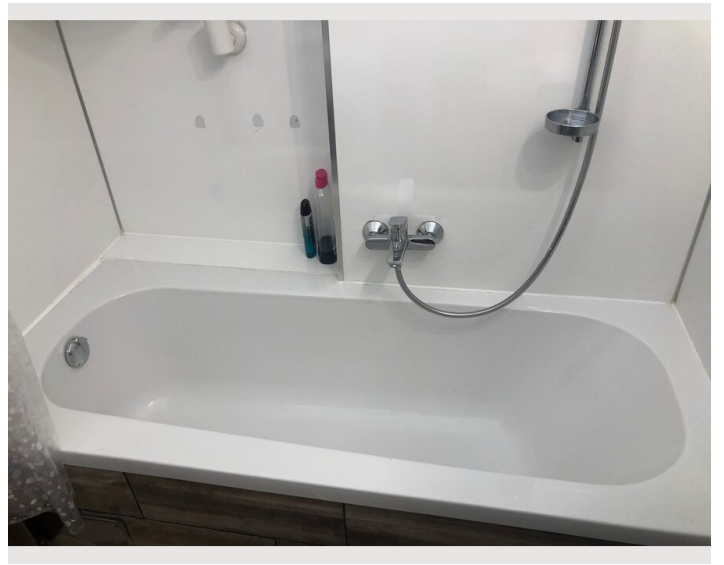
## Informations

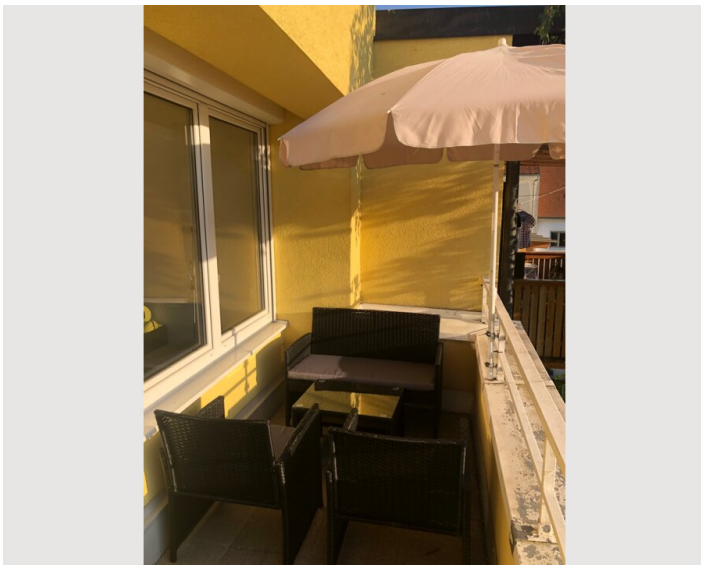
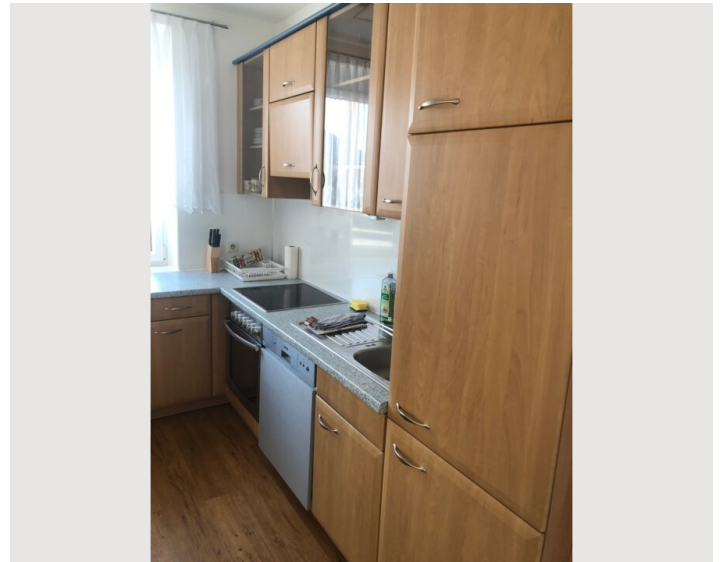
- Suitable for children
- Short-term parking zone subject to a charge
- Pets on request
- Smoking not allowed
- Desk/Workplace
- Bicycle room free of charge

## Picture gallery













### Infrastructure

 5 minutes walk

 15 minutes by streetcar, direct connection

 15 minutes walk

 30 minutes by taxi

 5 minutes walk

It couldn't be more perfect: 5 minutes to the tram, a few supermarkets 5 minutes away, an indoor and outdoor pool in the immediate vicinity, sauna and wellness also within walking distance. The main train station is also very close. For athletes among you: A 400 meter running track is very close by, as well as a few fitness centers and an insider tip for nature lovers: I loved the Plabutsch and its many running paths. There are great routes for everyone.

## Location

