



## Stylish 2-room new apartment with balcony in the popular Graz-Lend district!



### Agent Info

Name: ArKadia  
Company Name:  
Country: United Kingdom  
Phone:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for: Rent  
Price: USD 1,364.81

### Location

Country: Austria  
State/Region/Province: Styria  
City: Graz  
ZIP code: 8020  
Posted: Jul 12, 2024

### Description:

Expats watch out! Fully furnished 2-bedroom new apartment with balcony in the popular district of Graz-Lend! Looking for a cozy and fully-furnished apartment? Look no further than this lovely 2-room apartment, available for rent now! This fully furnished apartment is ready for you to move in - all you need to bring is your toothbrush! Location: Located in the trendy neighborhood Lend, but still in a quiet area (in the "Lastenstraße"), this apartment offers the perfect blend of comfort and convenience. Step inside and you'll immediately feel at home in the warm and welcoming atmosphere. The apartment is tastefully decorated and fully-furnished, providing everything you need to settle in and start enjoying your new home. Living Room and Kitchen: The living room is spacious and features a comfortable sofa bed, a coffee table, and a 50 inch smart-flat-screen TV with fast internet, making it the perfect spot to relax and unwind after a long day. The kitchen area is fully equipped with modern appliances, including a refrigerator, stove, microwave, dish washer, coffee machine, kettle and plenty of storage space for all your cooking needs. There's also a dining table that seats four, so you can enjoy meals with friends. Bedroom: The bedroom is cozy and inviting, with a comfortable box spring bed (180x200 cm lying surface), ample storage space, and plenty of natural light. There's also a work desk, so you can set up your computer and get some work done from the comfort of your own home. Balcony: Enjoy a beautiful view of a peaceful park from the comfort of your own balcony – also fully equipped – in this stunning home. From the living room you can step outside and soak up the tranquility of the greenery and birds chirping. It's the perfect spot to unwind or host small gatherings. Bathroom: The bathroom is clean and modern, with a bathtub and a shower equipment, toilet, and sink. Amenities: Other features include modern



underfloor heating and fast internet. The apartment is equipped with a washing machine and is located barrier-free on the 1st floor with elevator. There is also a vacuum cleaner, ironing board and iron available. Important Notice: By renting this apartment, you also get the "Meldezettel". According to the Austrian Registration Act anyone who moves to Austria (also EU citizens) must register with the residence registration authority. This registration – called "Meldezettel" – is a necessary document for living in Austria and ensures that you will receive mail and be able to secure certain rights (opening a bank account, residence permit, etc.). Neighborhood: Surrounded by trendy cafes, great restaurants and numerous shops, the apartment has a unique location for exploring and enjoying the beauties of Graz! Transportation: There is a perfect connection to public transport and a well-developed bicycle network directly from the apartment. There are public car parking spaces available free of charge in the immediate vicinity. A parking space in an underground garage can be rented for a fee if needed. A bicycle parking space is located free of charge in the building. Policies: Smoking and pets are not permitted Bottom Line: This apartment is the perfect opportunity for those looking to put down roots and need a comfortable fully furnished home base to do so. It's perfect for those who are new to the area and need a comfortable and convenient place to stay while they get their bearings. Distances: in km / driving time / time with bicycle / walking time Main Train Station: 1,2 km / 3 min / 5 min / 13 min Lendplatz: 2 km / 5 min / 7 min / 27 min City Center: 4 km / 11 min / 12 min / 32 min Karl-Franzens-Universität: 3,8 km / 9 min / 14 min / 40 min Technische Universität: 4,3 km / 10 min / 16 min / 45 min Fachhochschule Campus 02: 3 km / 6 min / 12 min / 35 min Fachhochschule Joanneum: 2,1 km / 5 min / 8 min / 22 min Opera Graz: 4,6 km / 10 min / 16 min / 40 min AVL Graz: 2,2 km / 6 min / 5 min / 17 min Siemens Mobility: 2,4 km / 6 min / 9 min / 21 min Andritz: 5,7 km / 10 min / 16 min / 45 min

## Common

Finished sq. ft.: 42 sq m

## Room details

Total rooms: 2

## Building details

Parking: Yes

## Lease terms

Date Available:

## Additional information

Website URL: [http://www.arkadia.com/LMDW-T32965/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/LMDW-T32965/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: u0vtruzqe0hok2i-3nuhe



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