

Accommodation

Apartments and Guesthouses in Graz.....	2
Hotels in Graz	5
Student Residences	8
(Shared) Flats and Houses.....	12

Note: no responsibility is taken for the correctness of this information!

Apartments and Guesthouses in Graz

As **prices are subject to change**, we kindly ask you to refer directly to the apartment websites as well as booking platforms for the pricing. Please note that in any case it is advisable to **double-check the rates** that you may find on booking platforms directly with the apartment company, as they sometimes offer discounts if you ask directly.

Gästehaus der TU Graz / Guesthouse of TU Graz

Hilmteichstraße 104, 8010 Graz
Contact: Ms Denise KRAMER
(Operatives Facility Management)
Phone: +43 316 873-6551
E-Mail: guesthouse@tugraz.at
www.tugraz.at/go/guesthouse

OeAD housing

Venues in “Moserhofgasse”, “Steyrergasse”, “Zinzendorfgasse” or “Neubaugasse”
Office: Zinzendorfgasse 19, 8010 Graz
Phone: +43 316 890 300 9001
E-Mail: housing-graz@oead.at
<https://www.oeadstudenthousing.at/en/accommodation/graz/>

Airbnb: <https://www.airbnb.at/>

Graz Tourismus: <https://www.graztourismus.at/en/accommodation-packages/accommodation>

Near Campus Inffeldgasse

Amedia Luxury Suites*

Evangelimanngasse 6, 8010 Graz
Phone: +43 316 258555

<https://www.guestreservations.com/amedia-luxury-suites-graz/booking>

Near Campus Neue Technik

Blackhome City Apartments Graz*

Schörgelgasse 15, 8010 Graz
Phone: +43 316 826300
<https://www.blackhome.at/graz/>

Graz City Centre

Akademikerhilfe (student residence; for guests for stays for a min. of 12 up to 91 days)
Münzgrabenstraße 59, 8010 Graz
Phone: +43 1 401 76-63
<https://www.akademikerhilfe.at/en/our-residences>

Appartements Ambiente

Babenbergerstraße 46, 8020 Graz
Phone: +43 676 842 489 100
<http://www.appartements-ambiente.at/>

Altstadt Apartments

Südtirolerplatz 7, 8020 Graz
Phone: +4369911226644
<http://altstadt-appartements.at/>

Apartments Egger (Parkstrasse and Afritschgasse)

Phone: +43 699 122 90 307
<https://apartment-graz.com/index.php/home/lang/en>



Appartement Froschkönig/Galerie

Schönaugasse 18, 8010 Graz

Phone: +43 664 154 41 28

<http://www.appartement-zzz.com/english-infos/>

Cityappartement-Graz

Neuholdaugasse 17, 8010 Graz

Phone: +43 664 1032379

<http://www.cityappartement-graz.at/>

grazappartement (different apartments all over Graz)

Anita Schanner-Tesch

Phone: +43 699 10 27 51 31

<https://www.grazappartement.at/en/>

home4students (student residence, for guests booking only July – August)

Leechgasse 1, 8010 Graz

OR Neutorgasse 46, 8010 Graz

Phone: +43 676 898 448 572

<https://www.home4students.at/en/our-dormitories/dormitories-graz/>

In the West of Graz

Appartments Alpha Graz

Herrgottwiesgasse 58, 8020 Graz

Phone: +43 676 6618079

<https://www.alpha-graz.at/en/>

Apartments Egger

Afritschgasse Nr. 30 (top floor), 8020 Graz

Phone: +43 699 122 90 307

<https://www.apartment-graz.com/>

Blümel Appartements Graz

Steinfeldgasse 47 b-d, 8020 Graz

Phone: +43 316 71 42 18

<http://www.appartement-graz.at/>

In the North of Graz

Appartement Harb

Viktor-Franz-Str. 30/3, 8051 Graz

Hotel & Apartments Rückert

Rückertgasse 4, 8010 Graz

Phone: +43 316 32 30 31

<https://www.rueckert.at/en>

Rafael Kaiser – Apartments (Arndtgasse or Fischergasse)

Phone: +43 1 4022 604

<https://www.rafaelkaiser.com/en/apartments-graz/>

Studentenilfe Babenberg Graz*

(student residence; short term stays possible)

Schießstattgasse 3, 8010 Graz

Phone: +43 676 464 5897

<https://shbg.at/en/>

Studio Apartments „Haus des Vaters“

Dietrichsteinplatz 12, 8010 Graz

Phone: +43 677 6210 7294

<https://www.willhaben.at/iad/immobilien/d/mietwohnungen/steiermark/graz/garconniere-1185354256/>

Habyt (use filter 'Private apartment' - minimum rental period of 3 months)

Waagner-Biro Straße 128, 8020 Graz

<https://www.habyt.com/stays/graz>

Pension Steinbichler

Gaisbergweg 7, 8020 Graz

Phone: +43 316 585547

<https://pension-steinbichler.at/>

Phone: +43 316 688745 / +43 699 10249215

<https://www.appartement-harb.at/>



Appartements im Garten - Haus Anna and Haus Daniela

Ursprungweg 101, 8045 Graz

Phone: +43 316 69 12 53

<https://www.apartments-graz.at/?LANG=eng>

Domizil familiar

Pedrettogasse 21, 8045 Graz

Phone: +43 316 22 57 55

<http://domizil-familiar-apartment.grazhotelsweb.com/de/>

In the South of Graz

Appartements Anna-Maria

Im Erlengrund 4, 8055 Graz

Phone: +43 316 464898 / +43 676 3160044

<http://www.graz-apartement.at/>

Harrys Home Graz

Pachern Hauptstraße 95, 8075 Hart bei Graz

Phone: +43 316 49 39 00

<https://harrys-home.com/hart-bei-graz/>

In the East of Graz

Gästehaus Plank

Mariatrosterstrasse 351, 8044 Graz

Phone: +43 316 39 13 14 / +43 664 22 3 44 88

<http://www.plank.st/?site=1&lang=eng>

The International dormitory Johannes-Kepler- Haus

Am Rehgrund 4, A-8043 Graz

Tel. +43 (0)316 32 76 45

<https://www.johannes-kepler-haus.at/>

Gästehaus Plank

Mariatrosterstrasse 351, 8044 Graz

Phone: +43 316 39 13 14 / +43 664 22 3 44 88

<http://www.plank.st/?site=1&lang=eng>

Pension Günther

Radegunderstrasse 144, 8045 Graz

Phone: +43 316 69 19 60

<http://pension-gunther.graz-austria-hotels.com/en/>

Ferienwohnung Graz

Münzgrabenstrasse 166, 8010 Graz

Phone: +43 699 1011 7983

<http://ferienwohnung-graz.at/index.html>

VAÖ StudentInnenheim (student residence, for guests for the whole year)

Am Rehgrund 14, 8043 Graz

Phone: +43 316 38 48 61

<https://graz-vaoe.at/?lang=en>



Hotels in Graz

Hotels marked with * offer special discounts for TU Graz affiliates, bookable only by institutes or service departments. If you're a guest paying your own bill, ask your host institute at TU Graz to make the reservation to get the discount.

As **prices may change**, please check hotel websites and booking platforms for current rates. It's also advisable to confirm prices directly with the hotel, as they may offer discounts if you ask.

Airbnb: <https://www.airbnb.at/>

Graz Tourism: <https://www.graztourismus.at/en/accommodation-packages/accommodation>

Near Campus Inffeldgasse

Hotel Garni "Der Marienhof"

Waltendorfer Hauptstraße 81, 8010 Graz

Phone: +43 316 429842

<https://www.dermarienhof.at/>

Phone: +43 316 826300

<https://all.accor.com/hotel/B9U3/index.de.shtml>

Hotel Ibis Styles Graz Messe*

Waltendorfer Gürtel 8, 8010 Graz

Hotel Landhaus Johannes

Münzgrabenstraße 87, 8010 Graz

Phone: +43 316 82 33 43 / +43 664 549 10 49

<http://www.hotel-landhausjohannes.at/english/>

Graz City Centre

Aiola Living Hotel

Landhausgasse 5, 8010 Graz

Phone: +43 316 811 911

<https://aiolaliving.com/en/the-rooms/overview/>

Hotel Feichtinger

Lendplatz 1a, 8020 Graz

Phone: +43 316 724 100

<https://www.hotel-feichtinger.at/>

Augarten Art Hotel*

Schönaugasse 53, 8010 Graz

Phone: +43 316 20 800

<http://www.augartenhotel.at/en/>

Hotel & Apartments Rückert

Rückertgasse 4, 8010 Graz

Phone: +43 316 32 30 31

<https://www.rueckert.at/en>

Boutiquehotel Dom im Palais Inzaghi

Bürgergasse 14, 8010 Graz

Phone: +43 316 824800

<https://www.domhotel.co.at/en/>

Hotel ibis budget Graz City

Neubaugasse 11, 8020 Graz

Phone: +43 316 764400

<https://all.accor.com/hotel/5107/index.de.shtml>

Fleischerei – Gästehaus Moßhammer

(accommodation with eco-certification 🌱)

Zinzendorfsgasse 12, 8010 Graz

Phone: +43 316 31 91 95

<https://mosshammer.at/pages/unser-gastehaus>

Hotel Gollner*

(accommodation with eco-certification 🌱)

Schlögelgasse 14, 8010 Graz

Phone: +43 316 8225210

<https://www.hotelgollner.com/en/>



Hotel Mariahilf

Mariahilferstraße 9,
Phone: +43 (0) 316 71 31 63
<https://hotelmariahilf.at/?lang=en>

Hotel Mercure Graz City

Lendplatz 36-37, 8020 Graz
Phone: +43 316 7514050
<https://all.accor.com/hotel/5742/index.en.shtml>

Hotel Weitzer*

Grieskai 12-16, 8020 Graz
Phone: +43 316 703 400
<https://hotelweitzer.com/en/>

Hotel Wiesler*

Grieskai 4-8, 8020 Graz
Phone: +43 316 7066 0
<https://grandhotelwiesler.com/en/>

Lend Hotel

Grüne Gasse 2, 8020 Graz
Phone: +43 316 71 70 00
<https://lendhotel.at/en/>

Motel One Graz*

Jakominiplatz 7, 8010 Graz
Phone: +43 316 23152800
<https://www.motel-one.com/de/hotels/graz/hotel-graz/>

In the West of Graz

A&O Graz Hauptbahnhof

Eggenberger Straße 7, 8020 Graz
Phone: +43 316 570 162 37 00
<https://www.aohostels.com/en/graz/graz-hauptbahnhof/>

Austria Trend Hotel Europa Graz*

Bahnhofgürtel 89, 8020 Graz
Phone: +43 316 70786 0
europa.graz@austria-trend.at

Best Western – Hotel Drei Raben

Annenstrasse 43, 8020 Graz
Phone: +43 316 71 26 86
https://www.dreiraben.at/index_en.aspx

NH Graz City

Karmeliterplatz 4a, 8010 Graz
Phone: +43 316 812 300 - 0
<https://www.nh-hotels.com/hotel/nh-graz-city>

Palais - Hotel Erzherzog Johann

Sackstraße 3-5, 8010 Graz
Phone: +43 316 811616
<https://www.erzherzog-johann.com/en/>

Parkhotel*

Leonhardstraße 8, 8010 Graz
Phone: +43 316 3630 0
<https://www.parkhotel-graz.at/en/>

Privatzimmer Kaufmann

Wielandgasse 32/3, 8010 Graz
Phone: +43 664 25 79 529
E-Mail: kaufmann.bri@gmail.com

Schlossberghotel

Kaiser-Franz-Josef Kai 30, 8010 Graz
Phone: +43 316 80 700
<https://schlossberghotel.at/en/>

Sishaus Hostel Graz

Hans-Sachs-Gasse 8, 8010 Graz
Phone: +43 676 7440210
<https://www.sishaus.at/>

B&B Hotel Graz-Hbf

Annenstraße 58-60, 8020 Graz
Phone +43 316 890861
<https://www.hotel-bb.com/en/hotel/graz-hbf>

harry's home Graz – Smart

(accommodation with eco-certification 🌱)
Waagner-Biro-Straße 104, 8020 Graz
<https://harrys-home.com/graz-city/>

Hotel Daniel*

Europaplatz 1, 8020 Graz
Phone: +43 316 711 080
<https://hoteldaniel.com/en/>



Hotel ibis Graz

Europaplatz 12

8020 Graz

Phone: +433167780

<https://all.accor.com/hotel/5107/index.de.shtml>

IntercityHotel Graz

Finkengasse 2

8020 Graz

Phone: +43 316 2311160

<https://hrewards.com/de/intercityhotel-graz>

In the North of Graz

Gasthof Pachler “zum Schmiedwirt”

Weinzödl 44, 8046 Graz-St.Veit

Phone +43 316 695 714

<https://gasthof-pachler.at/>

Hotel Novapark

Fischeraustrasse 22, 8051 Graz

Phone: +43 316 68 2010 0

<https://www.novapark.at/>

Johanneshof

Rotmoosweg 7, 8045 Graz

Phone: +43 316 21 51 04

<https://www.johanneshof-andritz.at/gaestezimmer/>

In the South of Graz

B&B Hotel Graz City-Süd

Gmeinstraße 8, 8055 Graz

Phone: +43 316 244 109 -0

<https://www.hotel-bb.com/en/hotel/graz-city-sud>

Green Business am Hotel am Mühlengrund

Am Mühlengrund, 8074 Raaba

Phone: +43 316 403 101

<https://www.greenbusinesshotel.at/>

Harry's Home Graz

(accommodation with eco-certification 🌱)

Pachern Hauptstraße 95, 8075 Hart bei Graz

Phone: +43 316 49 39 00

<https://harrys-home.com/hart-bei-graz/>

JUFA Gästehaus Graz City

(accommodation with eco-certification 🌱)

Idlhofgasse 74, 8020 Graz

Phone: +43 316 7083 210

<https://www.jufahotels.com/hotel/graz/>

Radisson Hotel Graz

Annenstrasse 67, 8020 Graz

<https://www.radissonhotels.com/en-us/hotels/radisson-graz>

Pension Günther

Radegunderstrasse 144, 8045 Graz

Phone: +43 316 69 19 60

<http://pension-gunther.graz-austria-hotels.com/en/>

Pension Scherwirt

Stattegger Straße 135, 8045 Graz-Andritz

Phone: +43 316 691169

<https://www.scherwirt.at/en/home>

Privatpension Stampfl

Statteggerstr. 166, 8046 Graz

Phone: +43 664 1450813

Hotel Süd Graz

(accommodation with eco-certification 🌱)

Stemmerweg 10, 8054 Graz

Phone: +43 3116 281860

<https://www.hotel-sued.com/>

Hotel Wasserpalast

Liebenauer Hauptstraße 276, 8041 Graz

Phone: +43 316 402917

<http://www.wasserpalast.at/>

Pension Winter

Bundesstr 89, 8077 Gössendorf

Phone: +43 316 40 20 41

<http://www.pension-winter.at/>



Student Residences

Please refer to the student residence websites for the room prices. Please note that often final cleaning and administration fees are added to the base price.

You can find a first overview of available student dormitories in Graz here, some also shown with current availabilities: <https://www.studium.at/studentenheime/steiermark/graz>

This list includes symbols (see below) to illustrate characteristics of the residence, such as whether pets are allowed. You will also find details of minimum rental periods and registration information.

Please note that not all residences have provided us with this information. This is indicated by the following symbol (-). Therefore, the absence of symbols does not mean that the residence is not available to, for example, guest researchers. For further information, please contact the residences directly. No warranty can be given in respect of the accuracy, reliability or completeness of this information.

Digital version of accommodation list



Symbols:



Pets allowed



Suitable for families



Barrier-free rooms available



Open to guest researchers



Short-term rental: up to 3 months (if available)



Parking spots available (€)



No information provided

Close to all three TU Graz campuses

- Alte Technik (Rechbauerstrasse / Lessingstrasse)
- Neue Technik (Kopernikusgasse / Petersgasse)
- Inffeldgasse

Akademikerhilfe (Elisabethheim)



Elisabethstraße 93, 8010 Graz

Phone: +43 1 401 76 – 63

<https://www.akademikerhilfe.at/en/elisabethheim/22>

Registration: first come, first served

Akademikerhilfe (Münze) (-)

Münzgrabenstraße 59, 8010 Graz

Phone: +43 1 401 76 – 63

<https://www.akademikerhilfe.at/en/die-munze/6>

Friedrich-Schiller-Studentenheim



Elisabethstrasse 85, 8010 Graz

Phone: +43 316 32 45 00

<http://www.fssh.at/>

Registration: preferably 2 months prior to the start date

home4students



Leechgasse 1, 8010 Graz

Phone: +43 676 898 448 572

<https://www.home4students.at/en/wohnheime-ubersicht/wohnheime-graz/dormitory-leechgasse/>

Registration: as soon as possible, rooms will be allocated from the first of March

home4Students



Neutorgasse 46, 8010 Graz

Phone: +43 676 898 448 572

<https://www.home4students.at/en/our-dormitories/dormitories-graz/dormitory-neutorgasse/>

Registration: as soon as possible, rooms will be allocated from the first of March

Kolpinghaus



Adolf-Kolping-Gasse 4-6, 8010 Graz

Phone: +43 316 82 94 70 – 0

<http://www.kolping-graz.at/>

Registration: first-come, first-served

Lumis Living Graz



Schönaugürtel 20, 8010 Graz

Email address: lumis.graz@lumisliving.com

<https://www.lumisliving.com/sites/graz-austria>

Registration: first-come, first-served

ÖJAB-Haus Graz



Glacisstraße 39-41, 8010 Graz

Phone: +43 316 269 369 – 1051

<https://www.ojab.at/en/students/dormitories/graz/>

Registration: possible at any time

OeAD housing



(Parking spots:

Moserhofgasse & Steyrergasse)

Venues in “Moserhofgasse”, “Steyrergasse”, “Zinzendorfgasse” and “Neubaugasse”

Office: Zinzendorfgasse 19, 8010 Graz

Phone: +43 1 534 08 827

<https://www.oeadstudenthousing.at/en/accommodation/graz/>

Registration: deadline winter term June 15, deadline summer term November 15 (if still available also after the deadline)



Studentenhilfe Babenberg Graz



Schießstattgasse 3, 8010 Graz

Phone: +43 676 464 58 97

<https://shbg.at/en/>

Registration: applications for the winter term will be processed from the end of April. First come, first served

Studentenheim Kroisegg (-)

Elisabethstraße 42, 8010 Graz

Phone: +43 316 322007

<http://www.kroisegg.at/>

Greenbox TU



Brockmannngasse 31

Phone: +43 660 67 03 350

<https://www.greenbox.co.at/greenbox-tu/?lang=en>

Other student residences

Akademikerhilfe (Schönbrunnheim) (-)

Untere Schönbrunnngasse 7-11, 8043 Graz

Phone: +43 1 401 76 - 63

<https://www.akademikerhilfe.at/de/schoenbrunnheim/5>

Greenbox West



Eggenberger Allee 31, 8020 Graz

Phone: +43 316 54 38 24

<https://www.greenbox.co.at/en/room/west/>

Registration: possible at any time

Greenbox Mitte



Bahnhofgürtel 63, 8020 Graz

Phone: +43 660 60 66 212

<https://www.greenbox.co.at/en/room/mitte/>

Registration: first come, first served

WIST-Studierendenwohnhaus (-)

Venues in "Moserhofgasse", "Ghegagasse", "Münzgrabenstraße" and "Herbersteinstraße",

Phone: +43 316 83 66 66 – 0

<https://www.wist-steiermark.at/>

G'scheit im Veedel – Raum zum Wachsen

Venues in "Münzgrabenstrasse 33" (close to Campus Neue Technik, TU Graz) and "Eggenberger Allee 1-3"

Tel: +43 699 15 15 00 00

<https://raumzumwachsen.at/en/graz-tu-2/>

Greenbox Zentrum



Grenadiergasse 14, 8020 Graz

Phone: +43 316 / 54 38 24

<https://www.greenbox.co.at/en/room/zentrum/>

Registration: Winter term April - August, summer term November – January
first come, first served

Greenbox UNI Aigner-Rollett



Aigner-Rollett-Allee 16

Phone: +43 660 3098208

<https://www.greenbox.co.at/en/room/uni/>

Registration: preferably beginning/end of semester. First-come, first-served

Greenbox Uni



Elisabethstraße 69-71, 8010 Graz



Phone: +43 660 / 60 66 212

<https://www.greenbox.co.at/en/room/uni/>

Registration: first come, first served

Greenbox Coolcity



Waagner-Biro-Straße 109, 8020 Graz

Phone: +43 660 60 66 - 217 or - 216

<https://www.greenbox.co.at/en/room/coolcity/>

Habyt (use filter 'Private Room' - minimum rental period of 3 months)

Waagner-Biro Straße 128, 8020 Graz

<https://www.habyt.com/>

MILESTONE Student Living (-)

Bahnhofgürtel 55, 8020 Graz

Phone: +43 1 90614

<https://www.milestone.net/location/milestone-graz-lend/>

ÖJAB-Haus Steiermark



Liebiggasse 4, 8010 Graz

Phone: +43 316 381 503 – 51

<http://www.oejab.at/site/de/studierendejugend/studierendenwohnheime/graz/steiermark>

Registration: possible at any time

Das internationale Studentenheim Johannes-Kepler-Haus (-)

Am Rehgrund 4, 8043 Graz

Phone: +43 316 327645

<https://www.johannes-kepler-haus.at/>

STUWO AG Studentenwohnheim (*pets allowed in STUWO Smart Living)



Venues in "Eggenberger Gürtel" (StudentCity) and "Köflacher Gasse" (Smart Living)

Eggenberger Gürtel 71, 8010 Graz

Phone: +43 1 23 14 50 14

<https://www.stuwo.at/en/dormitories/graz/>

Registration: preferably as soon as possible

VAÖ StudentInnenheim



Am Rehgrund 14, 8043 Graz

Phone: +43 316 38 48 61

www.graz-vaoe.at

Catholic Student Residences

Afro Asiatisches Institut (-)

Leechgasse 24, 8010 Graz

Phone: +43 316 32 26 28

<https://aai-graz.at/einrichtung/215/heimhaus/studierendenheim#>

Katholische Hochschulgemeinde Graz (-)

Venues in "Leechgasse", "Lange Gasse", "Bürgergasse" and "Am Rehgrund"

Phone: +43 316 32 26 28

<https://www.khg-graz.at>



(Shared) Flats and Houses

For rent

- Campusboard <https://campusboard.at/>
- The Black Board of the Österreichischen HochschülerInnenschaft (ÖH) <https://www.schwarzesbrett-oeh.at/wohnen/>
- Flohmarkt.at <http://www.flohmarkt.at/mietwohnung-graz/>
- Immosuchmaschine.at <https://www.immosuchmaschine.at/>
- Immowelt.at <https://www.immowelt.at>
- Locanto.at <https://graz.locanto.at/Wohnung-mieten/301/>
- Service des Studentischen Wohnungsservice SWS / Graz <http://www.sws.or.at/>
- Studenteninserate.at <https://www.studenteninserate.at/rc/20-mietwohnungen/78-steiermark/83-graz>
- WG-gesucht.de <https://www.wg-gesucht.de/>
- Willhaben.at <https://www.willhaben.at/iad/immobilien/haus-mieten/steiermark/graz/> (house)
- Willhaben.at <https://www.willhaben.at/iad/immobilien/mietwohnungen/steiermark/graz/> (flat)
- Wohnnet.at <https://www.wohnet.at/immobilien/wohnungen/graz/#a1>

Facebook groups

- Wohnungen in Graz – ohne Markler: <https://www.facebook.com/groups/wohnungen.graz/>
- Wohnungen Graz – provisionsfrei: <https://www.facebook.com/groups/wohnungen.graz.provisionsfrei/>
- WG-Zimmer in Graz: <https://www.facebook.com/groups/251593905043183/>
- Wohnungsbörse in Graz – suchen und bieten: <https://www.facebook.com/groups/400373886647122/>

For purchase

- Flohmarkt.at <http://www.flohmarkt.at/immobilien-graz/angebote>
- Willhaben.at <https://www.willhaben.at/iad/immobilien/eigentumswohnung/steiermark/graz/> (flat)
- Willhaben.at <https://www.willhaben.at/iad/immobilien/haus-kaufen/steiermark/graz/> (house)
- Wohnnet.at <https://www.wohnet.at/immobilien/eigentumswohnungen/graz/>
- Immosuchmaschine.at <https://www.immosuchmaschine.at/>

Useful information

There are two types for leases: **temporary** (*befristete*) or **permanent** (*unbefristete*) leases.

Fixed-term (temporary) leases can generally be renewed through a written (formal letter) request for an agreed-upon term. In the case of primary rental leases, a minimal rental period of three years must be offered (according to the Rental Act); beyond this period, no limits are set. In the case of an extension of a fixed-term lease agreement, this minimum three-year term must also be honoured. Tenants are not, however, bound to the legally required three-year rental term. It is always possible to cancel the lease, but generally a three-month notice is necessary.

The average housing costs in Graz are € 12.12 per square meter (m²). The rental price depends on several factors, including age of the building, proximity to public transportation, infrastructure, and particular characteristics of the residential area or building. Additional costs must be considered in addition to the rental price: heating costs, gas and electricity costs, operating costs.

As of July 1, 2023 it is regulated by Austrian law that the person who hires the real estate agent (i.e. owner of the apartment) has to pay the broker fee, not the future tenant.

Some important terms for your accommodation search

möbliert	furnished
unmöbliert	unfurnished (<i>although the kitchen and bathroom/WC is usually available</i>)
Provision	commission (<i>paid to the real estate agent</i>)
Kaution	deposit (<i>usually two to three monthly rent</i>)
Betriebskosten	operating costs (<i>additional costs next to the monthly rent</i>)
Heizkosten	heating costs
Strom	electricity
inkludiert (inkl.)	inclusive
exkludiert (exkl.)	exclusive

Update: 04/06/2025