

Probably the most popular terrace in Bad Gastein,

apartment for sale in 5640 Bad Gastein

Object ID: 8215

Living space ca.: **101.60 m²** - Zimmer: **4** - Purchase Price: **595,000 EUR**



Probably the most popular terrace in Bad Gastein,

Object ID	8215
Object type	Apartment
Address	5640 Bad Gastein Salzburg
Floor	6
Etagen im Haus	6
Living space ca.	101.60 m ²
Usable area ca.	101.60 m ²
Balcony-/Terrace area	120 m ²
Zimmer	4
Schlafzimmer	3
Badezimmer	3
Balconies	1
Terraces	1
Heizungsart	Central heating
Year of construction	2007
Condition	fully renovated
Equipment	Standard
Heizwärmebedarf (HWB)	45.00 kWh/(m ² -a) (Klasse B)
Parking spaces	1
Garage	1 Parking space
Facilities / features	Abstellraum, Balcony, Garage, Passenger lift, Sauna, Shower, Swimmingpool, Terrace, Winter garden
Provisionspflichtig	Ja
Buyer's Commission	3% of the purchase price + 20 % VAT
Purchase Price	595,000 EUR
operating costs	638.25 EUR



Objektbeschreibung

belongs to this apartment. With a size of 120 m² and an uninterrupted view of the main ridge of the Alps, the centre with the legendary Belle Epoque buildings and the spectacular waterfall, this will certainly be your favourite place. If you want to enter the apartment from the terrace, you will find an extremely spacious living area with integrated kitchen and access to the terrace and balcony, one bedroom, also with balcony access and the master bathroom en suite, as well as 2 further bedrooms each with bathroom en suite. The apartment is fully equipped and will be handed over ready for use.

The Aparthotel Schillerhof (building lease) has recently been taken over by an extremely experienced operator. Thanks to its location and equipment, it promises interesting returns in addition to a comfortable own holiday. The hotel has a restaurant, a spacious wellness area with indoor pool, whirlpools, various saunas and a sunny lawn for sunbathing in summer. The first ski runs and the Graukogelbergbahn are only a few steps away from the house, on the opposite side of the street. The ski bus to the other ski mountains in Bad Gastein stops in front of the house. Adjoining rooms like ski cellar, garage parking, private storage rooms for owners are available in the house.

Equipment

4-room flat 6th floor with large 120 m² terrace and view.

3 bedrooms including 2 doubles and one room with space for up to 6 children

3 bathrooms

Balcony at the master bedroom

Terrace with view to the south

Underground parking space

Sonstiges

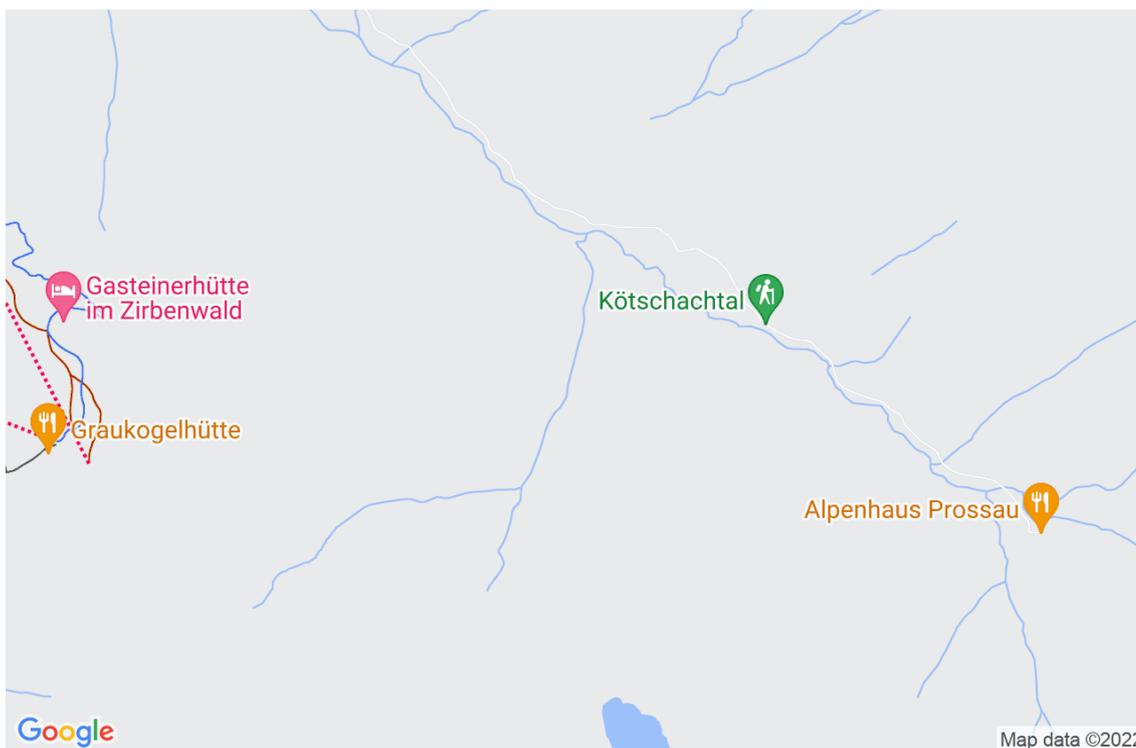
Building lease interest is due monthly and is added to the operating costs.

Exact amount will be added by the property management!



Location

The municipality of Bad Gastein (approx. 5838 inhabitants, 1002 m above sea level) is a world-famous spa and winter sports resort in the Gastein Valley. The special feature of Bad Gastein is the location of its centre. It was built on the steep slopes around the waterfall and is characterised by steep and narrow streets. Due to the lack of space, space-saving high-rise buildings were built on these cliffs. These still characterise the townscape of Bad Gastein today. Enjoy the fresh mountain air at over 1000 metres above sea level. Bad Gastein lies fog-free in the middle of the Hohe Tauern National Park. Whether summer or winter, Bad Gastein offers a variety of sporting opportunities. In summer you will find over 350 km of well-marked hiking trails, countless family-friendly cycle paths, several outdoor swimming pools, tennis courts, an 18-hole golf course and much more. In winter, the Gastein valley with the ski area Stubnerkogel - Angertal - Schlossalm, Dorfgastein - Großarl and Sportgastein offers a great variety of ski slopes, which take you up to 2700 meters above sea level with a total of 200 km of slopes and 51 lifts. With more than 90 kilometres of groomed and perfectly groomed cross-country trails, the Gastein Valley is also a paradise for cross-country skiers. The Alpen Therme in Bad Hofgastein, the Felsentherme in Bad Gastein or the Heilstollen in Gastein also provide recreation and relaxation. Infrastructure: The nearest railway station is in Bad Gastein. The nearest airports are: Salzburg (94 km) and Munich (204 km). You can also find out more about the region at: www.gastein.com or www.gasteinertal.com



Terrasse mit "Blick"

Wohnbereich

MySAGE

Schlafzimmer mit Balkon

