

Sunny garden apartment in Erpfendorf in Tyrol

apartment for sale in 6383 Erpfendorf

Object ID: 7826

Living space ca.: **79.43 m²** - Zimmer: **3** - Purchase Price: **755,000 EUR**



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Object ID	7826
Object type	Apartment
Address	(Raum Kitzbühel) 6383 Erpfendorf Tirol
Etagen im Haus	4
Living space ca.	79.43 m ²
Balcony-/Terrace area	25.77 m ²
Zimmer	3
Schlafzimmer	2
Badezimmer	2
Balconies	1
Terraces	1
Heizungsart	Underfloor heating
Year of construction	2021
Condition	first occupancy
Equipment	gehoben
Parking spaces	2
Garagen	2 Parking spaces
Facilities / features	Abstellraum, Balcony, Garage, Garden usage, Passenger lift, Shower, Tageslichtbad, Terrace
Provisionspflichtig	Ja
Purchase Price	755,000 EUR



Objektbeschreibung

In a quiet residential area of Erpfendorf, directly on the golf course, this new construction project is being built. The building has several, still for sale, units. Construction will start in autumn 2021.

The apartment offered here is located on the first floor of the building, built to an upscale standard, and has a living space of 79.43 m². The well thought-out floor plan of the apartment is divided as follows: Anteroom / hallway, open living / dining area with kitchen, two bedrooms, one of which has its own bathroom and a separate bathroom with shower. The 25.77 m² terrace in south-west orientation invites you to relax and linger.

A passenger elevator provides barrier-free access to the entire building. A separate cellar compartment belongs to each unit. For an additional charge, a parking space in the building's own underground garage (€ 25,000) and/or a carport parking space (€ 15,000) can be purchased separately. In addition, the device for an e-car charging connection is available.

The apartment is heated by an air / heat pump by means of underfloor heating. Planned are the apartments with various old wood elements such as the sink base cabinets. At the request of the customer, changes can still be made in the equipment and room layout (depending on the progress of construction).

Equipment

Newly built apartment in Erpfendorf, living area 79,43m², bedroom 2, bathroom with shower 2, terrace 25,77 m², garden, own cellar compartment, parking space available for an extra charge, heating: air/heat pump / underfloor heating

energy performance certificate

energy performance certificate

wird bei Besichtigung vorgelegt



Location

The municipality of Kirchdorf in Tirol (3,740 inhabitants, 641 meters above sea level) with the district of Erpfendorf is located in the district of Kitzbühel in Tirol. The small village of Erpfendorf (631 meters above sea level) with its approximately 1,200 inhabitants, however, has its own school and church and is surrounded by the breathtaking mountains of Tyrol, such as the Wilder Kaiser Massif and the Kitzbühel Alps. Erpfendorf is only a few minutes drive from the famous alpine town of St. Johann in Tyrol. Shopping facilities and a good infrastructure can already be found in Kirchdorf.

In summer, Erpfendorf is an excellent place to improve your golf skills, whether as a beginner in the 6-hole golf academy or as a practiced professional on the 9-hole/par 72 golf course Lärchenhof with driving range. Furthermore, there are three 9-hole and five 18-hole golf courses in a surrounding area of about 30 km! Riders and hikers also appreciate Erpfendorf and its surroundings. To compensate, head to the Kneipp facility in Erpfendorf to revive tired muscles. Just 150 meters from the church square is this beautiful facility with its own health fountain and clear, mineral-rich mountain spring water.

In winter, the village is practically surrounded by ski resorts: In addition to the Erpfendorf - Lärchenhof ski lift and the Kirchdorf ski lifts, which are connected to the 3 Länder Freizeit-Arena ski area, which has 171 kilometers of slopes, the Kitzbühel, St. Johann in Tirol and Steinplatte ski areas are also nearby. In addition, here in Erpfendorf there is the 1 km long Lärchenhof toboggan run as well as the 1.5 km long biathlon trail and the 6 km long Erpfendorf cross-country ski trail. In nearby St. Johann in Tirol, ice skaters can enjoy themselves on the artificial ice rink at Panorama Badewelt St. Johann.

Infrastructure: A train station is located in St. Johann and Tirol. The nearest airports are Salzburg (58 km), Innsbruck (105 km) and Munich (155 km).

More about the region: www.tirol.tl/de/tirol/kitzbuehel-und-umgebung/erpfendorf or www.kitzbueheler-alpen.com/de/stjo/erpfendorf



Baufortschritt März 2022

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Wohnbereich Beispiel

MySAGE

Grundriss TOP 2

Visualisierung Haus Winter



Visualisierung Haus Winter



Grundriss

Grundriss TOP 2

