Attic maisonette in first occupancy – near ski lift

Maisonette apartment for sale in 6351 Scheffau am Wilden Kaiser

Object ID: 7421

Living space ca.: **87.64 m²** - Zimmer: **3** - Purchase Price: **575,000 EUR**

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Object ID	7421
Object types	Apartment, Maisonette apartment
Address	(Tirol - Bezirk Kufstein) 6351 Scheffau am Wilden Kaiser Tirol
Number of floors in the house	5
Apartment number	13
Living space ca.	87.64 m²
Usable area ca.	3.92 m²
Zimmer	3
Schlafzimmer	2
Badezimmer	2
Loggien	1
Heizungsart	Underfloor heating
Wesentlicher Energieträger	gas
Year of construction	2017
Equipment	gehoben
Heizwärmebedarf (HWB)	35.72 kWh/(m²·a) (Klasse B)
Gesamtenergieeffizienz-Faktor (fGEE)	0.67 (Grade A+)
Parking spaces	2
Parking spaces	2 Parking spaces
Status	In Vermarktung
Facilities / features	accessibly, Garden usage, Loggia, Outdoor parking space, parquet floor, Passenger lift, Shower, tiled floor
Subject to commission	Ja

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Buyer’s Commission	3.6 % (incl. VAT) of the puchase price

Purchase Price	575,000 EUR
operating costs	180.00 EUR

Objektbeschreibung

This upscale duplex extends over the second floor and the top floor of an upscale apartment building near the ski lift in the municipality of Scheffau. On a living area of approx. 87 m², the apartment offers a well thought-out floor plan. Via the anteroom you enter the living/dining area, which is equipped with a high-quality fitted kitchen. Furthermore, a bedroom, a shower room and a separate toilet are located on this level.

On the upper level you will find the second bedroom and another shower room. Practical here are the already existing built-in wardrobes. The exposed roof truss gives a cozy living flair. The large window fronts with electric shutters provide sufficient daylight in the complete unit.

In the basement you will find the cellar compartment belonging to the apartment, a communal washing/drying room and a storage area for skis. Two outdoor car parking spaces are assigned to the unit. The property is heated by gas underfloor heating.

Equipment

Maisonette in Scheffau, approx. 87 m² living space, two bedrooms, two bathrooms, large window fronts with electric shutters, northeastern orientation, close to ski lift, communal washing/drying room, storage area for skis, separate cellar compartment, two outdoor parking spaces;

Location

Scheffau, with about 1,475 inhabitants one of the small communities at the foot of the Wilder Kaiser mountains, offers in summer and winter very many opportunities for leisure. The highlight in summer is the natural jewel Hintersteiner See. In winter it is only a few minutes to go to the Skiwelt Wilder Kaiser - Brixental with 91 lifts and cable cars as well as 279 well-maintained kilometers of slopes. Sufficient cross-country ski trail kilometers are at your disposal. There is also an 18-hole golf course nearby. In about 20 minutes by car you can reach the destination Kitzbühel, the Gamsstadt is one of the most famous places in Austria. Infrastructure: The distance to the nearest towns and cities: Ellmau (5 km), Going (7 km), Kufstein (14 km), Kitzbühel (23 km), Innsbruck (77 km), Salzburg (87 km) and Munich (125 km). You can also learn more about the region at: www.wilderkaiser.info or www.skiwelt.at

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Schlafzimmer

Küche_Loggia

Top 13 KEB

Top 13 Bad

Top 13 SZ

MySAGE

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Aufzug und Stiegenhaus