

# **“Decelerate in unspoilt nature:” Newly built flat, tourist use, Unken!**

apartment for sale in 5091 Unken

Object ID: 7911



Living space ca.: **52.88 m<sup>2</sup>** - Zimmer: **3** - Purchase Price: **295,000 EUR**



## “Decelerate in unspoilt nature:” Newly built flat, tourist use, Unken!

|                                      |                                                                            |
|--------------------------------------|----------------------------------------------------------------------------|
| Object ID                            | 7911                                                                       |
| Object type                          | Apartment                                                                  |
| Address                              | (Land Salzburg - Pinzgau - Unken)<br>5091 Unken<br>Salzburg                |
| Floor                                | ground floor                                                               |
| Number of floors in the house        | 3                                                                          |
| Living space ca.                     | 52.88 m²                                                                   |
| Balcony / Terrace area approx.       | 8.65 m²                                                                    |
| Zimmer                               | 3                                                                          |
| Schlafzimmer                         | 2                                                                          |
| Badezimmer                           | 1                                                                          |
| Balconies                            | 1                                                                          |
| Heizungsart                          | Underfloor heating                                                         |
| Year of construction                 | 2019                                                                       |
| Condition                            | first occupancy                                                            |
| Equipment                            | Luxus                                                                      |
| Heizwärmebedarf (HWB)                | 41.00 kWh/(m²·a) (Klasse A)                                                |
| Gesamtenergieeffizienz-Faktor (fGEE) | 0.74 (Grade A)                                                             |
| Parking spaces                       | 1                                                                          |
| Parking space                        | 1 Parking space                                                            |
| Status                               | In Vermarktung                                                             |
| Facilities / features                | Balcony, floorboards, Outdoor parking space, Passenger lift, Sauna, Shower |
| Subject to commission                | Ja                                                                         |





Purchase Price

295,000 EUR

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## Objektbeschreibung

These newly built holiday flats promise you not only nature enjoyment in a breathtaking location, tranquillity from the hustle and bustle of everyday life, but also typical Austrian hospitality in the owner-run, affiliated and grown guesthouse. The tradition and history of the house goes back to the 17th century; always adapted to current requirements.

Built in a modern, alpine style and fully equipped, tailored to current holiday needs, this traditional house is being expanded. With complete hotel service on demand, a fitness and wellness area with roof terrace, all the prerequisites are in place for perfect holidays, which will benefit you personally as well as guarantee an extremely attractive investment with a return of well over 4%.

In short, an "all-round carefree package": Investment with land register security and sustainability in unspoilt nature, high yields, as well as your own deceleration with a pampering programme!

## Equipment

approx. 52.88 m<sup>2</sup> living space, living-dining area with exit to the balcony, 2 bedrooms, 1 bathroom, anteroom, separate toilet, balcony with approx. 8.65 m<sup>2</sup>, € 270,000-- plus VAT.

A cellar compartment and an outside parking space belong to this flat.

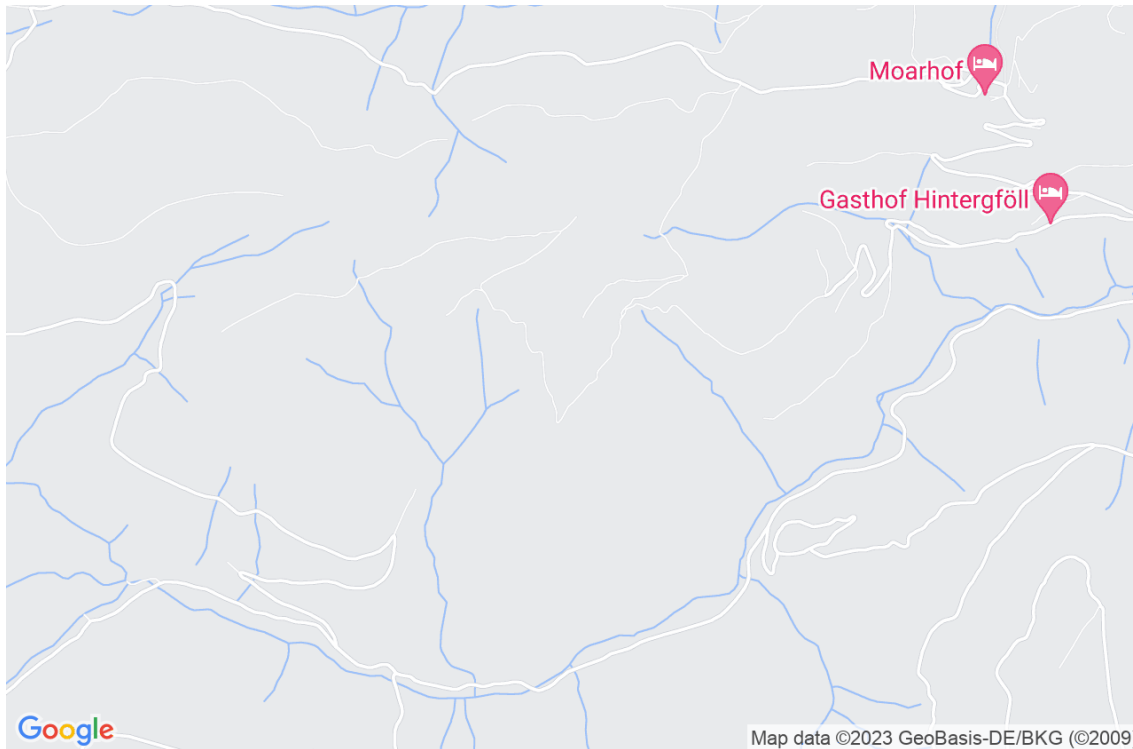
As the new owner, you also have access to a wellness area with sauna, infrared, plunge pool and a playground for children in front of the house.

The main energy source of the house for heating and hot water is an outdoor air/water heat pump.



## Location

The municipality of Unken (1956 inhabitants, 564 m above sea level) is located at the entrance of the Pinzgau Saalach Valley directly after the German border. In winter you will find three ski areas in the immediate vicinity: the Lofer Almbahnen, the Heutal ski area and the Waidringer Steinplatte. Furthermore, the skiing areas Ski Amadé, Kitzbüheler Alpen, Steinplatte near Waidring, the skiing area Saalbach-Hinterglemm as well as the skiing area Zell am See - Kaprun are within a radius of about 40 minutes by car. In summer, Unken offers a varied range of leisure activities. In addition to rafting, canoeing and kayaking, numerous hiking trails invite you to take relaxing walks or discovery tours in untouched nature. There is also an "Alpenbad" with an outdoor pool. For ambitious mountain climbers, there are also many tours to choose from. In addition to hiking trails, there is also an extensive cycling and mountain biking network for the whole family. Bathing fun on a hot summer day is offered by the Loferer Steinbergbad.





Wohnraum & Küche



Schlafzimmer Muster

Wohnraum & Balkon

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