

Dining with panoramic view the smaller apartment for sale in 5640 Bad Gastein

Object ID: 8212



Living space ca.: **76.20 m²** - Zimmer: **3** - Purchase Price: **329,000 EUR**



Dining with panoramic view the smaller

Object ID	8212
Object type	Apartment
Address	(Land Salzburg - Pongau - Bad Gastein) 5640 Bad Gastein Salzburg
Floor	5
Number of floors in the house	6
Living space ca.	76.20 m²
Usable area ca.	76.20 m²
Balcony / Terrace area approx.	17.90 m²
Zimmer	3
Schlafzimmer	2
Badezimmer	2
Balconies	2
Heizungsart	Central heating
Year of construction	2007
Condition	fully renovated
Equipment	Standard
Heizwärmebedarf (HWB)	45.00 kWh/(m²·a) (Klasse B)
Parking spaces	1
Garage	1 Parking space
Status	In Vermarktung
Facilities / features	Balcony, Garage, Passenger lift, Sauna, Shower, Swimmingpool, Winter garden
Subject to commission	Ja
Buyer's Commission	3% of the purchase price + 20 % VAT





Purchase Price	329,000 EUR
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operating costs	454.06 EUR
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Objektbeschreibung

This flat is located on the 5th floor of the house and offers 2 bedrooms, with views of the waterfall and the Gastein Valley.

A large open living room with integrated kitchenette, 2 bedrooms each with en suite bathroom and each with access to one of the two panoramic balconies, a separate guest toilet and a dreamy conservatory with dining area and spectacular views of the Belle Époque ensemble of Bad Gastein are ready for you. The flat is fully equipped and will be handed over ready for your holidays.

The Aparthotel Schillerhof (building lease) was recently taken over by an extremely experienced operator, so thanks to its location and facilities it promises quite interesting returns in addition to comfortable holidays of your own. The house has a restaurant, a spacious wellness area with indoor pool, whirlpools, various saunas and a sunny sunbathing lawn for the summer. The first slopes and the Graukogelberg cable car are only a few steps away from the house, on the opposite side of the road. The ski bus to the other ski mountains in Bad Gastein stops in front of the house. Auxiliary rooms such as ski cellar, garage parking spaces, private storage rooms for owners are available in the house.

Equipment

Open living room with kitchen
winter garden
2 bedrooms
2 bathrooms with shower & WC
guest toilet
2 balconies approx. 6 m² & approx. 12 m²
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





Aussicht Wintergarten



Wintergarten

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