

Fantastic holiday apartment in Zell am See – Buy to Let

Attic flat for sale in 5700 Zell am See

Object ID: 9150



Living space ca.: **98.50 m²** - Zimmer: **4** - Purchase Price: **849,000 EUR**



Fantastic holiday apartment in Zell am See – Buy to Let

Object ID	9150
Object types	Apartment, attic flat
Address	(Land Salzburg - Pinzgau - Zell am See (alle Ortsteile) - Zell am See - Zentrum) 5700 Zell am See Salzburg
Apartment number	9
Living space ca.	98.50 m ²
Usable area ca.	127 m ²
Balcony / Terrace area approx.	27 m ²
Zimmer	4
Schlafzimmer	3
Badezimmer	3
Balconies	1
Heizungsart	Underfloor heating
Year of construction	2014
Condition	like new
Parking spaces	1
Tiefgaragenstellplatz	1 Parking space
Status	In Vermarktung
Facilities / features	accessibly, Balcony, Passenger lift, Underground garage
Subject to commission	Ja
Buyer's Commission	3 % + 20 % VAT of the purchase price
Purchase Price	849,000 EUR





Objektbeschreibung

Welcome to your retreat in the Alps! This stunning 99m² top floor flat offers not only space, but also comfort and spectacular views of the surrounding Zell am See landscape.

Features:

Large cooking, living and dining area: an open-plan space that invites you to linger and enjoy. Meals and relaxed evenings together take place here.

3 bedrooms with en-suite showers and WCs: Each room is its own little hideaway, perfect for families or groups of friends.

Three terraces: Enjoy views of the majestic Schmittenhöhe or the picturesque town of Zell am See from three different terraces.

Underfloor heating: Comfort all year round - warm floors for cold winter days or pleasant temperatures in summer.

Amenities:

Central location: Just a few minutes' walk from the "cityXpress" valley station, ideal for skiing enthusiasts or exploring the city.

In-house sauna area: Pure relaxation after an exciting day on the piste or exploring the surrounding area.

Underground car park: Carefree parking for you and your guests.

Cellar compartment: An additional room for the owner, ideal for storing personal belongings.

This flat is not just a place to stay, but an experience for all the senses. Experience the charm of the Alps and the comforts of a modern, well-equipped flat.

Contact us today to plan your next holiday in this beautiful appartement!

The selling price is exclusive of 20% sales tax. Due to the commercial rental & leasing, the sales tax can be reclaimed from the tax office.

Equipment

Top floor apartment with approx. living space: 99 m² and 3 terraces with approx. 27m²

Entrance hall, living room with kitchen and dining area, 3 bedrooms with shower and WC, cellar compartment, underground car park;

Underfloor heating;





Location

The centre of Zell am See is just a few minutes' drive away and you are in the middle of the beautiful mountain town.

Zell am See is located in one of the most important holiday regions in Austria and is one of the top international holiday destinations. Variety in sports, whether in summer or winter, is written in capital letters here.

The town of Zell am See (approx. 9,638 inhabitants, altitude 760m) is located in one of the most important holiday regions in the whole of Austria and, together with the partner municipality of Kaprun, has more than 13,500 guest beds and more than two million overnight stays per year. The town centre of Zell am See offers a pedestrian zone with numerous shopping facilities, restaurants and bars. In winter, Zell am See's local mountain, the Schmittenhöhe (1965 m, www.schmitten.at) and the Kitzsteinhorn glacier ski area (3203 m, www.kitzsteinhorn.at) offer a total of 56 cable cars and lifts and 132 kilometres of pistes. The two well-equipped ski areas guarantee skiing fun of a special kind. 100% snow reliability is guaranteed thanks to the glacier ski area. Away from the piste, there are numerous alternatives such as tobogganing, hiking or cross-country skiing. After a day's skiing, après ski is the place to be. In summer, numerous hiking and walking trails as well as cosy alpine huts invite you to go hiking. Lake Zell, which has drinking water quality, is ideal for water sports or simply cooling off.

For golf enthusiasts, the golf course of the Zell am See - Kaprun golf club offers 36 impressive greens.

Infrastructure: Zell am See railway station is located directly in the centre of the mountain town.

The nearest airports are: Salzburg (85 km), Innsbruck (145 km) and Munich (207 km).

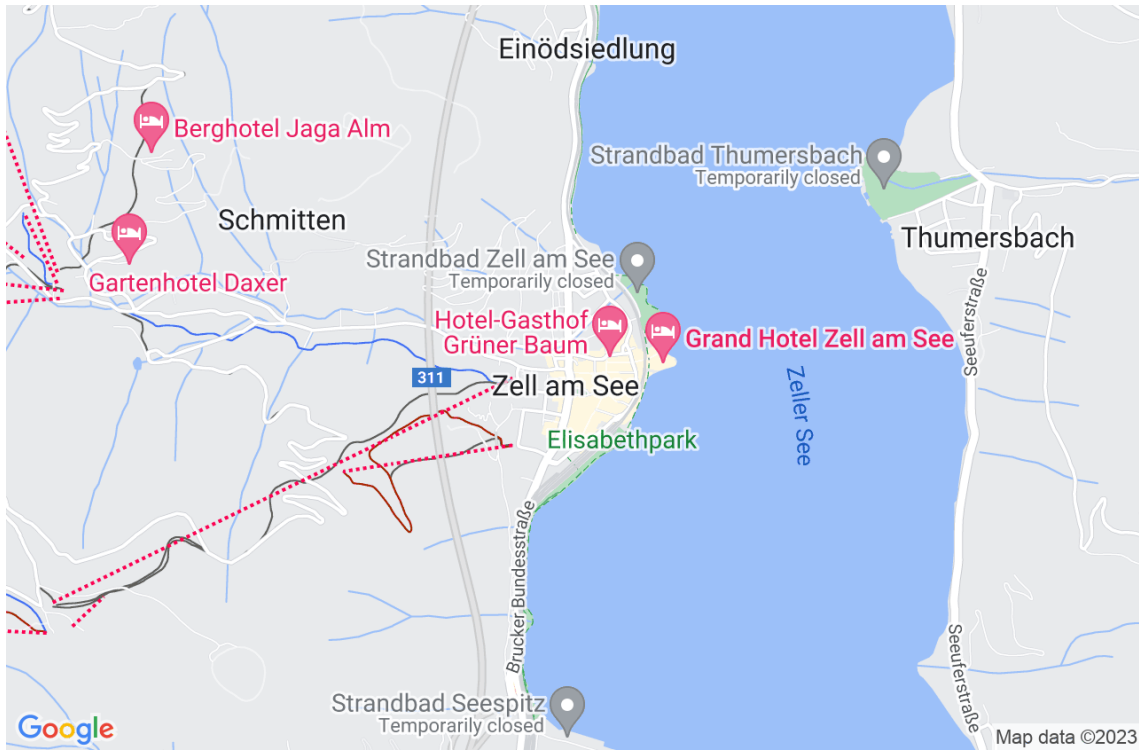
You can also find out more about the region at

www.zellamsee.at

www.kitzsteinhorn.at

www.zellamsee-kaprun.com







Appartement in Zell am See



Schlafzimmer

SAGE
IMMOBILIEN
... so verkauft man Immobilien.

Besuchen Sie unsere Website und finden Sie:

- zusätzliche Fotos und Grundrisse
- 360° Virtuelle Rundgänge
- Informationen zum Immobilienkauf
- zahlreiche weitere Immobilienangebote

www.SAGE-IMMOBILIEN.at



Bad

