

Holiday apartment with dream view up to the Großvenediger

Attic flat for sale in 5741 Neukirchen am Großvenediger

Object ID: 9000



Living space ca.: **85 m²** - Zimmer: **4** - Purchase Price: **504,000 EUR**



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Object ID	9000
Object types	Apartment, attic flat, holiday home
Address	(Land Salzburg - Pinzgau - Neukirchen am Großvenediger) 5741 Neukirchen am Großvenediger Salzburg
Floor	1
Number of floors in the house	2
Apartment number	Top 3 Haus A
Living space ca.	85 m ²
Usable area ca.	90 m ²
Balcony / Terrace area approx.	13.44 m ²
Zimmer	4
Schlafzimmer	3
Badezimmer	1
Balconies	1
Heizungsart	Underfloor heating
Wesentlicher Energieträger	Power
Year of construction	2011
Condition	like new
Heizwärmebedarf (HWB)	24.50 kWh/(m ² ·a) (Klasse C)
Parking spaces	2
Carport	2 Parking spaces
Status	In Vermarktung
Facilities / features	Abstellraum, Als Ferienimmobilie geeignet, Balcony, carport, parquet floor, Shower, tiled floor
Subject to commission	Ja





Buyer's Commission	3 % + 20 % VAT from the purchase price
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Purchase Price	504,000 EUR
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operating costs	202.13 EUR
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Heating costs	79.72 EUR
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Objektbeschreibung

Dreamlike view of the Venediger group offers this, currently used as a vacation rental, penthouse apartment of a small complex in a quiet district of Neukirchen. Best ratings for equipment and location underline the vacation quality of this extremely attractively equipped apartment.

From the central anteroom all other rooms leave. One bedroom with two bunk beds and washbasin is especially popular with children. The two other bedrooms are furnished with double beds and also washbasins, one also has a shower. The spacious living room with access to the extra-deep south-facing balcony includes fitted kitchen, a dining area with space for family gatherings, as well as a cozy lounge with couches and a TV armchair for lounging.

The daylight bathroom is equipped with shower, toilet and laundry tower, a separate guest toilet and a small storage room are available.

In the access area there is another storage room and 2 parking spaces in the carport.

In the indicated heating costs, the costs for household electricity are already included.

Equipment

open living area with integrated kitchen and access to the large south-facing balcony
2 bedrooms double bed, one with shower, 1 bedroom with 2 bunk beds
Daylight bathroom with shower, WC, washing machine and dryer, separate toilet
storage room
cellar compartment in the access
2 parking spaces in the carport



Location

The market town of Neukirchen am Großvenediger is located in the uppermost part of the Salzach Valley between the Hohe Tauern in the south and the Kitzbühel Alps in the north in the "Hohe Tauern" National Park.

The village at 856 meters above sea level has developed from the former Kirchweiler on the debris cone of the Wiesbach until today, to the market town with about 2934 inhabitants and a sought-after vacation destination. In summer, a variety of sports and leisure activities as well as various mountain events are offered. In winter, the Wildkogel ski arena - with, among other things, the world's longest illuminated toboggan run - is right on the doorstep. Other ski areas, such as the Zillertalarena or Kitzski (Kitzbüheler Bergbahnen) with the panoramic cable car in just a few minutes drive away.

You can also learn more about the region at: www.neukirchen.at or www.zillertalarena.at or www.urlaubsarena-wildkogel.at





Wohnraum



Traumblick



Wohnraum 2



Doppelzimmer



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