

Holiday flat with a dream panorama and hotel service, the really BIG ONE

Maisonette apartment for sale in 5600 St. Johann im Pongau

Object ID: 8755



Living space ca.: **128 m²** - Zimmer: **6** - Purchase Price: **895,000 EUR**



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Object ID	8755
Object types	Apartment, Maisonette apartment
Address	(Land Salzburg - Pongau - St. Johann im Pongau) 5600 St. Johann im Pongau Salzburg
Floor	4
Living space ca.	128 m ²
Balcony / Terrace area approx.	12 m ²
Zimmer	6
Schlafzimmer	5
Badezimmer	4
Balconies	1
Heizungsart	Underfloor heating
Wesentlicher Energieträger	Pellet
Heizwärmebedarf (HWB)	16.00 kWh/(m ² ·a) (Klasse A)
Gesamtenergieeffizienz-Faktor (fGEE)	0.86 (Grade B)
Parking spaces	1
Parking space	1 Parking space
Status	In Vermarktung
Facilities / features	Abstellraum, Badewanne, Balcony, Outdoor parking space, parquet floor, Sauna, Shower, tiled floor
Subject to commission	Ja
Buyer's Commission	3 % + 20 % VAT of the purchase price
Purchase Price	895,000 EUR





operating costs	1,378.04 EUR
Heating costs	193.46 EUR





Objektbeschreibung

With a total of 5 bedrooms and 4 bathrooms, this flat is more than well equipped for the onslaught of an entire large family or group of friends. The almost 130 m² of space is divided over 2 floors: on the top floor is the living area, a bedroom with double bed and an optically separated third bed as well as bathroom en suite. On the 3rd floor there are 4 further bedrooms - two with bathroom en suite, one with balcony as well as a bathroom with tub.

Perfect use and utilisation of the flat was already in the foreground during the conception of the complex, so that the entire service area of the house can also be used by flat guests. In keeping with the hotel concept, there is a reception, ski cellar, restaurant, wellness area with swimming pool and sauna, an underground car park and a car park. Even half-board is offered during the season.

The valley station is a few hundred metres from the house, and most of the route can also be covered by ski. Alternatively, the ski bus stops next to the house.

Equipment

Living area with balcony and integrated, equipped kitchen, bedroom with children's area, bathroom en suite, guest toilet

Bedroom with balcony, 2 bedrooms with bath en suite, bedroom, bathroom with tub, small storage room cellar compartment, parking spaces at the car park

Operating costs include heating costs and are inclusive of taxes

Selling price incl. furniture package and parking spaces, excl. VAT



Location

The alpine village lies at an altitude of 800 metres above sea level and is about 3.5 km from the centre of the town of St. Johann im Pongau. The mountain village is an independent holiday island in the middle of the Alps with 1900 guest beds and very good gastronomy. As part of Ski Amade, the ski ticket offers access to around 270 lifts with around 860 km of pistes.

Sankt Johann Alpendorf is centrally located in Salzburgerland, only about 45 minutes' drive from Salzburg Airport.

The very central and easily accessible location, as well as the proximity to the cultural capital of Salzburg, makes St. Johann an excellent winter sports or mountain summer holiday destination with a wide range of additional offers such as shopping, sightseeing and day trips.

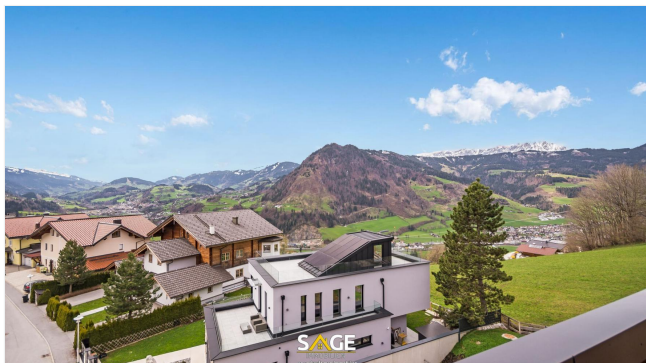
As the central municipality and district capital with around 10,700 inhabitants, St. Johann is also a lively and frequented town in the low season.

For more information see also:

www.skiamade.com

www.st.johann.at





Panorama vom Sonnenbalkon



Wohnraum

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Lounge

