

Large property with old stock near the center

Land for sale in 6380 Sankt Johann in Tirol

Object ID: 7596



Purchase Price: **3,000,000 EUR**





Large property with old stock near the center

Object ID	7596
Object type	Land
Address	(Tirol - St. Johann in Tirol) 6380 Sankt Johann in Tirol Tirol
Grundstück ca.	1,410 m ²
Erschließung	vollerschlossen
Status	SECRET SALE
Subject to commission	Ja
Buyer's Commission	3.6 % (incl. VAT) of the purchase price
Purchase Price	3,000,000 EUR





Objektbeschreibung

In a central location of the market town of St. Johann in Tyrol is this 1,410 m² property with old stock. From the property you can enjoy a fantastic view of the Wilder Kaiser and the Kitzbüheler Horn.

It is up to you how you want to use this property. There are numerous possibilities of use. You can renovate/refurbish the old building on site and expand it if necessary or build a completely new building. The property is fully developed with sewer, water and electricity.

Currently there is no legally binding development plan for the property. After consultation with the building committee, a three-story development (ground floor+2) is to be assumed. A BMD of 2.8 can be achieved if necessary. According to the zoning plan, the property is zoned for mixed use. Available from approx. summer 2022 or by arrangement.

Equipment

Property with old stock in central location, 1,410 m² property area, versatile use possible, fully developed, currently no legally binding development plan, after coordination three-storey development possible, BMD of 2.8 to be achieved if necessary, zoning = mixed use;





Location

St. Johann in Tirol is a market town with 9,547 inhabitants (659 m above sea level) in the district of Kitzbühel and is located in a wide basin of the Leukental, surrounded by the often snow-covered peaks of the Kitzbüheler Horn and the Wilder Kaiser.

It is one of the larger communities in Tyrol. This is also reflected in the range of activities on offer: a double summer toboggan run ensures plenty of fun on fine days, and for relaxation the Panorama Badewelt St. Johann awaits you in the evenings. A special natural spectacle can be seen in the mountains! In addition to numerous hiking trails, there are also suitable bike paths for mountain bikers. Then in winter, the St. Johann cable cars will take you up to the Kitzbüheler Horn with its 43 kilometers of slopes. The Kitzbühel Alps region is known for its snow reliability and has 66 kilometers of slopes of all levels of difficulty. Cross-country skiing, tobogganing, winter hiking and ice skating are also writ large in St. Johann in Tirol.

Are you more interested in culture than in sports? The Museum Museum St. Johann in Tirol with a contemporary art gallery will introduce you to local history. Regular events also ensure carefree hours: in January the "Koasalauf", one of the largest cross-country races in Europe, in July the summer night festival "Jaggasn" and in August the UCI cycling world cup for seniors. In September, the longest dumpling table in the world is a culinary event. St. Johann in Tirol has its own sports airfield with flying school. Gliding and model flying, parachuting and ballooning are on the program.

More about the region:

www.kitzbueheler-alpen.com/de/stjo/region-st-johann-in-tirol

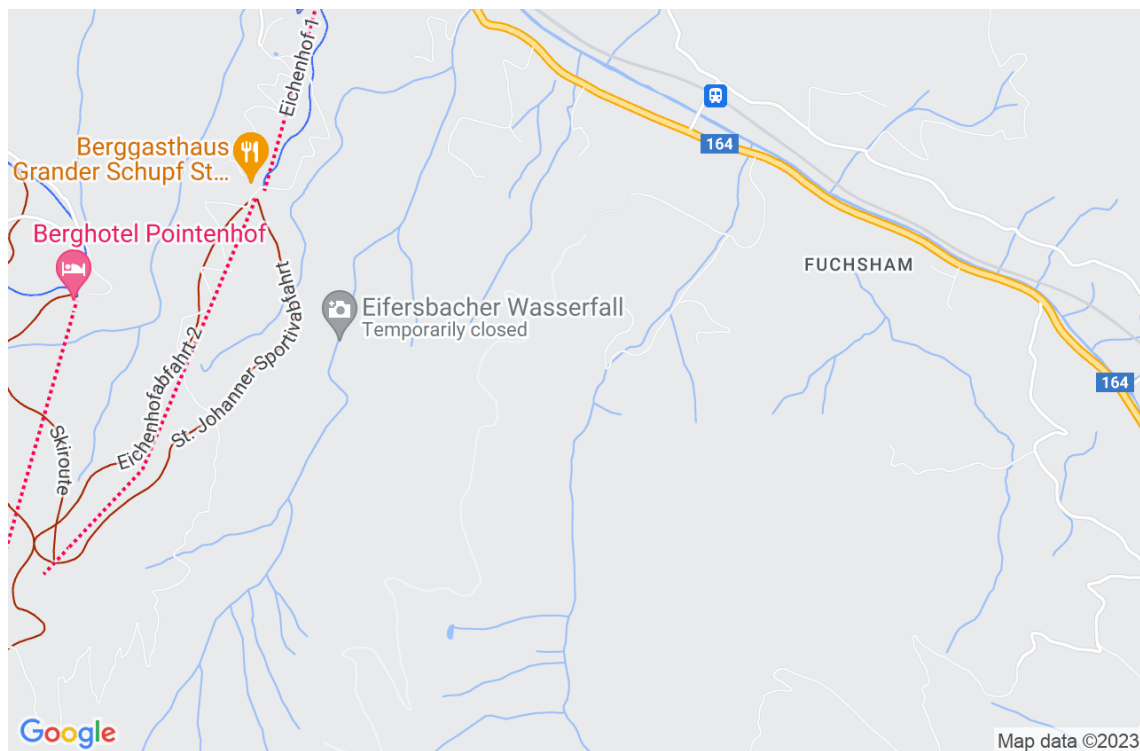
www.skistar.com/de/Skigebiete/st-johann

Infrastructure:

A train station is located in the village.

The nearest airports are Innsbruck (98 km), Salzburg (64 km) and Munich (161 km)







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