

“Luxury above the rooftops of Bad Gastein: Exclusive 3-room apartment with 70m²”

Renditeobjekt for sale in 5640 Bad Gastein

Object ID: 9362



Living space ca.: 70 m² - Zimmer: 3 - Purchase Price: 349,930 EUR



“Luxury above the rooftops of Bad Gastein: Exclusive 3-room apartment with 70m²”

Object ID	9362
Object type	Renditeobjekt
Address	(Land Salzburg - Pongau - Bad Gastein) 5640 Bad Gastein Salzburg
Apartment number	16
Living space ca.	70 m ²
Rentable area ca.	79 m ²
Zimmer	3
Balconies	1
Heizungsart	Central heating
Wesentlicher Energieträger	Local heating networks
Year of construction	2009
Condition	well looked after
Equipment	gehoben
Bodenbelag	Laminat
Parking spaces	1
Garagen	1 Parking space
Bergblick	1
Status	In Vermarktung
Facilities / features	Balcony, Bathtub, Garage, Laminatboden, Passenger lift, Shower, Storage room
Subject to commission	Ja
Buyer's Commission	3 % + 20 % value added tax zzgl. MwSt.





Purchase price per m ²	4,429.49 EUR
Purchase Price	349,930 EUR
operating costs	469.98 EUR





Objektbeschreibung

In one of the most beautiful residences in Bad Gastein, an apartment for tourist rental awaits you, offering you an incomparable view over the Gastein Valley. Located directly above the majestic waterfall, this accommodation offers a unique perspective on the beauty of this alpine region.

The location of this house, combined with the breathtaking view of the town and the surrounding mountains, makes it one of the most exclusive apartment hotels in Bad Gastein.

The apartment itself has two beautiful bedrooms, a spacious living room with an open kitchen and dining area and two modern bathrooms with shower and WC. From the living room you can access the balcony, from where you can overlook the impressive landscape of the Gastein Valley. The apartment is fully furnished, so you will immediately feel at home.

For a carefree stay, an experienced operator takes care of both the bookings and the personal care of the guests on site. So you can enjoy your time in Bad Gastein to the full.

The rental figures for this apartment speak for themselves and show that it is not only appreciated for its location and facilities, but also for its first-class service. Experience Bad Gastein at its best and treat yourself to an unforgettable stay in this exclusive apartment hotel.

Equipment

Apartment with approx. 70m² living space, hallway, living room with kitchen and dining area, 2 bedrooms, 2 bathrooms (with shower and WC), balcony 4m²; storage room, ski room; 1 underground parking space also belongs to the apartment.

The sales prices are exclusive of 20% VAT. In the case of commercial letting & leasing, the VAT can be reclaimed from the tax office.

energy performance certificate

energy performance certificate

will be presented during inspection





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 the town center. It was built on the steep slopes around the waterfall and is characterized by steep and narrow alleyways. Due to the lack of space, space-saving high-rise buildings were erected on these cliffs. These still characterize the townscape of Bad Gastein today. Enjoy the fresh mountain air at over 1000 meters 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 wide range 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 Stubnerkogel - Angertal - Schlossalm, Dorfgastein - Grossarl and Sportgastein ski areas offers a fantastic range of ski slopes with a total of 200 kilometers of slopes and 51 lifts up to 2700 meters above sea level. With over 90 kilometers of perfectly groomed cross-country ski trails, the Gastein Valley is also a paradise for cross-country skiers.

The Alpen Therme in Bad Hofgastein, the Felsentherme in Bad Gastein and the Heilstollen in Gastein also provide recreation and relaxation.

Infrastructure:

The nearest train 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







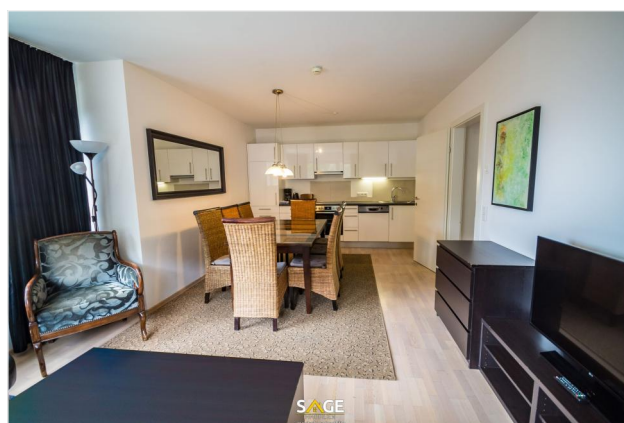
Wohnbereich



Essbereich



Küche



Essbereich



Besuchen Sie unsere Website und finden Sie:

- zusätzliche Fotos und Grundrisse
- 360° Virtuelle Rundgänge
- Informationen zum Immobilienkauf
- über 300 weitere Angebote

www.SAGE-IMMOBILIEN.at

MySAGE

