

Probably the most sought-after terrace in Bad Gastein, NOT A SECOND HOME

apartment for sale in 5640 Bad Gastein

Object ID: 8215



Living space ca.: **101.60 m²** - Zimmer: **4** - Purchase Price: **695,000 EUR**



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Object ID	8215
Object type	Apartment
Address	(Land Salzburg - Pongau - Bad Gastein) 5640 Bad Gastein Salzburg
Floor	6
Number of floors in the house	6
Living space ca.	101.60 m ²
Usable area ca.	101.60 m ²
Balcony / Terrace area approx.	120 m ²
Zimmer	4
Schlafzimmer	3
Badezimmer	3
Balconies	1
Terraces	1
Heizungsart	Central heating
Year of construction	2007
Condition	fully renovated
Equipment	Standard
Heizwärmebedarf (HWB)	45.00 kWh/(m ² ·a) (Klasse B)
Parking spaces	1
Garage	1 Parking space
Status	In Vermarktung
Facilities / features	Abstellraum, Balcony, Garage, Passenger lift, Sauna, Shower, Swimmingpool, Terrace, Winter garden





Subject to commission	Ja
Buyer's Commission	3 % + 20 % VAT.
Purchase Price	695,000 EUR
operating costs	638.25 EUR



Objektbeschreibung

belongs to this apartment (RIGHT TO BUILD). With a size of 120 m² and an uninterrupted view of the main Alpine ridge, the center with the legendary Belle Epoque buildings and the spectacular waterfall, this is sure to be your favorite place. Should you wish to move from the terrace into the apartment, you will find an extremely spacious living area with integrated kitchen and access to the terrace and balcony, a bedroom, also with balcony access and the master bathroom en suite, as well as 2 further bedrooms, each with bathroom en suite. The apartment is fully equipped and will be handed over ready to move into - freshly renovated and with brand new furniture.

Buyers who decide quickly can still have an influence on the design!

The aparthotel is run by an experienced operator and promises a very good occupancy rate throughout the year due to its location and facilities.

The house has a breakfast/restaurant, a spacious wellness area with indoor pool, whirlpools, various saunas and a sunny sunbathing lawn for the summer.

The first slopes and the Graukogelberg cable car are just a few steps away from the house, on the opposite side of the street. The ski bus to the other ski mountains in Bad Gastein stops in front of the house.

Additional rooms such as ski cellar, garage parking spaces, private storage rooms for owners are available in the house.

Equipment

4-room apartment in building law, 6th floor with large 120 m² terrace and view

3 bedrooms including 2 doubles and a room with space for up to 6 children

3 bathrooms

Balcony off the master bedroom

Terrace with south-facing view

Underground parking space

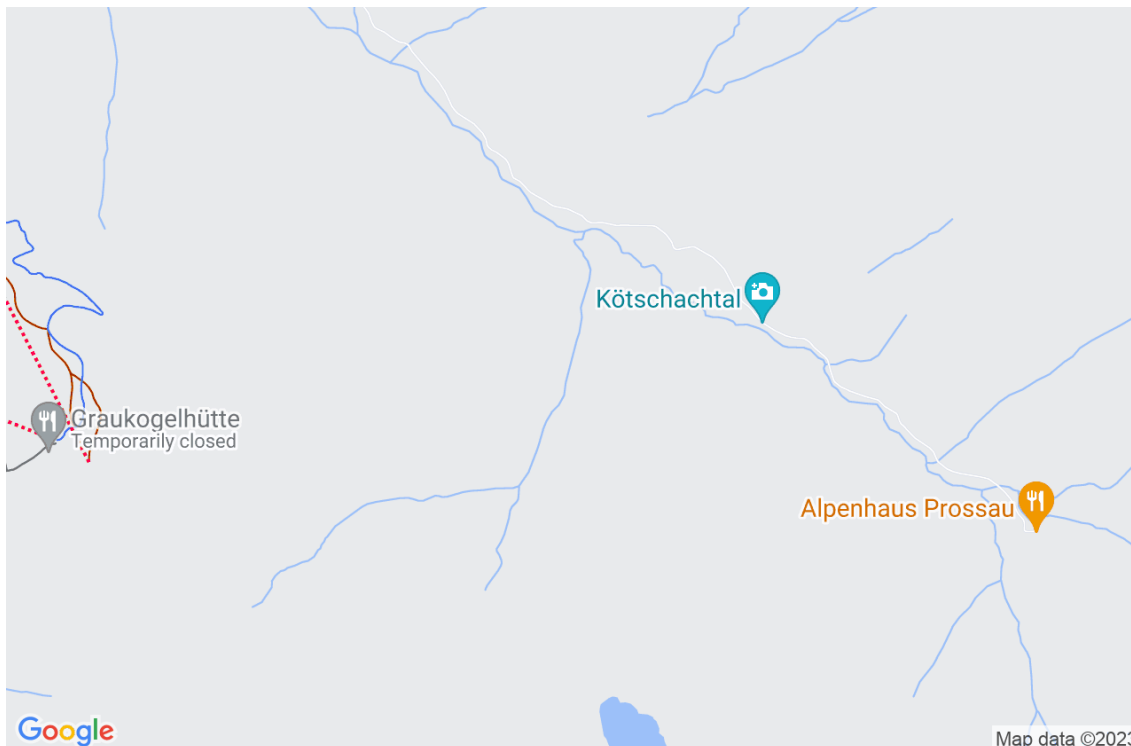
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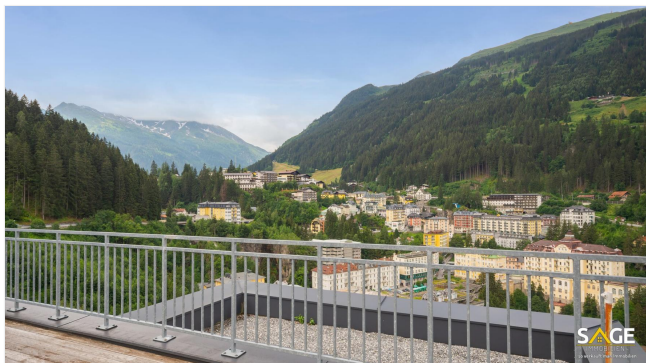
Ground rent is due monthly and must be added to the operating costs.



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





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Schlafzimmer mit Balkon

