

Ski-in & ski-out in the middle of the three thousand meter peaks of the Glockner group: lovely apartment house

Multi-family house for sale in 9981 Kals am Großglockner

Object ID: 8911



Living space ca.: **696 m²** - Zimmer: **26** - Purchase Price: **2,200,000 EUR**



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Object ID	8911
Object types	holiday home, House, Multi-family house
Address	(Tirol - Bezirk Osttirol) 9981 Kals am Großglockner Tirol
Number of floors in the house	4
Living space ca.	696 m²
Usable area ca.	1,145 m²
Balcony / Terrace area approx.	141 m²
Grundstück ca.	1,544 m²
Zimmer	26
Schlafzimmer	15
Badezimmer	12
Loggien	1
Balconies	1
Heizungsart	Underfloor heating
Wesentlicher Energieträger	Geothermal energy
Year of construction	2014
Condition	like new
Equipment	gehoben
Heizwärmebedarf (HWB) Klasse	B
Gesamtenergieeffizienz-Faktor (fGEE)	0.69 (Grade A+)
Parking spaces	10
Garagen	10 Parking spaces





Available from	by arrangement
Status	In Vermarktung
Facilities / features	Abstellraum, accessibly, Als Ferienimmobilie geeignet, Badewanne, Balcony, floorboards, Garage, Kamin, Loggia, Outdoor parking space, Passenger lift, Sauna, Shower, Tageslichtbad, tiled floor
Subject to commission	Ja
Buyer's Commission	3 % + 20 % VAT from the purchase price
Purchase Price	2,200,000 EUR
operating costs	415.00 EUR





Objektbeschreibung

Sensational. directly on the ski slope, was this small and personal apartment house built extremely efficiently only a few years ago. It is located at the foot of the Großglockner. 6 apartments, spacious adjoining rooms, elevator, efficient construction, use of CO2-neutral energy promise you and your guests relaxed and restful vacations in unspoiled nature!

For reasons of discretion, we may send more details. additional pictures as well as a virtual tour of the entire building, only after we have been informed of your exact address and contact details.

Equipment

up to 36 beds
3 x 3-room apartment
3 x 4-room apartment
lounge, bar with kitchenette
Wellness
ski cellar
adjoining rooms
Double garage

Photovoltaic
Deep heat
Elevator



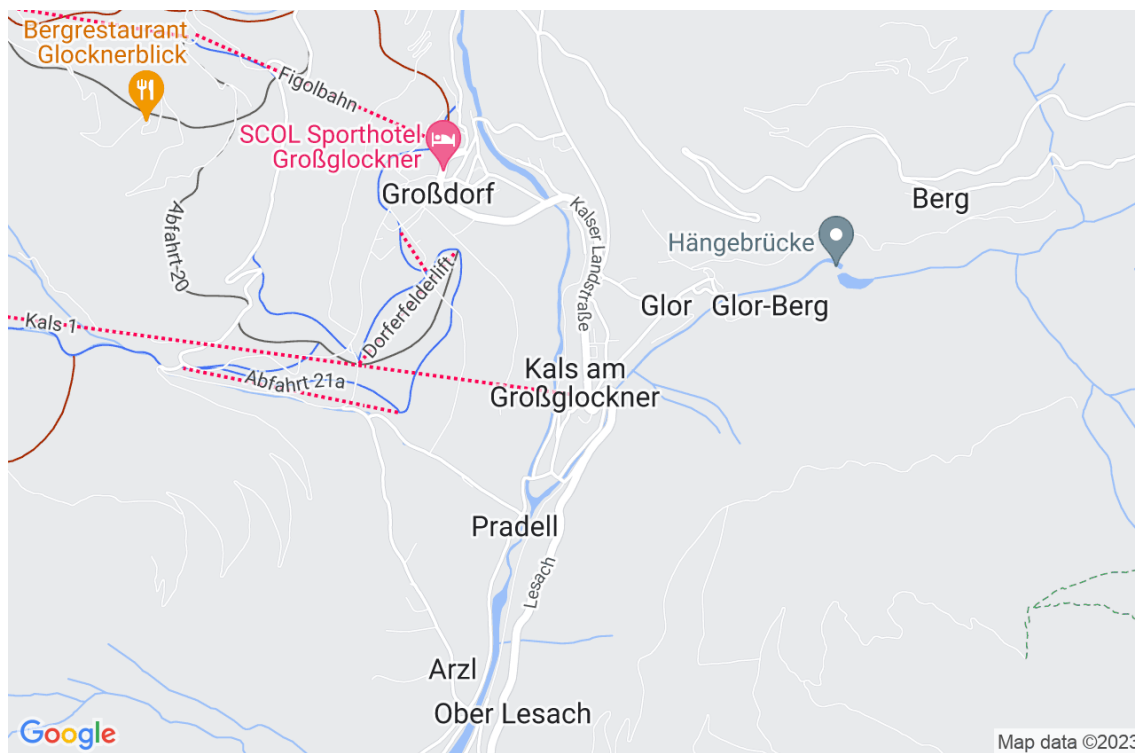
Location

The national park community of Kals am Großglockner is framed by the majestic 3000-meter peaks of the Schober, Glockner and Granatspitz groups. In summer, there are about 250 km of hiking trails, managed alpine huts and refuges, mountain bike trails and countless climbing opportunities and summit tours. For winter sports, Kals offers well-maintained cross-country ski trails. Winter hiking trails a total of 18 lifts.

Kals with currently about 1,100 inhabitants may have been settled already in Mesolithic times, was probably in Roman times Alpine crossing, later agriculture and forestry, as well as copper mining.

In the meantime, Kals is a popular destination for mountain vacations in summer as well as in winter.

Further information: www.osttirol.com/kals, www.gg-resort.at & www.kalskommunikation.at





Tourismusinformation Kals am Großglockner



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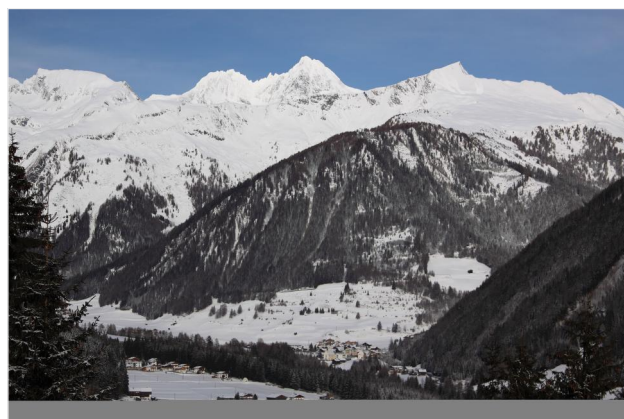
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