

# The grandiose one with a south-facing balcony

apartment for sale in 5661 Rauris

Object ID: 8297



Living space ca.: **101 m<sup>2</sup>** - Zimmer: **4** - Purchase Price: **715,000 EUR**



## The grandiose one with a south-facing balcony

|                                |                                                                                                                                                                                    |
|--------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Object ID                      | 8297                                                                                                                                                                               |
| Object types                   | Apartment, holiday home                                                                                                                                                            |
| Address                        | (Land Salzburg - Pinzgau - Rauris)<br>5661 Rauris<br>Salzburg                                                                                                                      |
| Floor                          | 1                                                                                                                                                                                  |
| Living space ca.               | 101 m <sup>2</sup>                                                                                                                                                                 |
| Balcony / Terrace area approx. | 23 m <sup>2</sup>                                                                                                                                                                  |
| Zimmer                         | 4                                                                                                                                                                                  |
| Schlafzimmer                   | 3                                                                                                                                                                                  |
| Badezimmer                     | 3                                                                                                                                                                                  |
| Balconies                      | 1                                                                                                                                                                                  |
| Year of construction           | 2021                                                                                                                                                                               |
| Equipment                      | Luxus                                                                                                                                                                              |
| Parking spaces                 | 1                                                                                                                                                                                  |
| Parking space                  | 1 Parking space                                                                                                                                                                    |
| Status                         | In Vermarktung                                                                                                                                                                     |
| Facilities / features          | Abstellraum, Als Ferienimmobilie geeignet, Badewanne, Balcony, Outdoor parking space, parquet floor, Passenger lift, Sauna, Shower, Tageslichtbad, tiled floor, Underground garage |
| Subject to commission          | Ja                                                                                                                                                                                 |
| Buyer's Commission             | 3 % + 20 % VAT of the purchase price                                                                                                                                               |
| Purchase Price                 | 715,000 EUR                                                                                                                                                                        |





## Objektbeschreibung

If you let us know your preferences and licence plate number when booking your holiday, the service already starts when you arrive: the access barrier at the garage entrance recognises your car and the garage lights guide you to your parking space, very close to the lift to your flat, of course your mobile phone opens the door to your flat, the TV programmes are sorted according to your language preferences. Lighting moods, pre-orders for your fridge contents, meals in your living room, and much more can also be controlled or ordered via app.

All 26 flats - in three different sizes - offer you exceptional luxury and comfort in a more than remarkable quality. Even during the design and furnishing phase, special attention was paid to the highest holiday quality, which benefits you as an investor in the form of high occupancy rates and a far above-average return on investment. Of course, with perfect holiday days for your own use, which is not limited in time.

Last but not least: you can ski or board down directly next to the entrance.

The valley station of the lift (soon a brand new gondola lift), the historic village centre with many buildings from the time of gold mining, shopping, etc. can be reached in a few minutes walking time.

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

## Equipment

Type 100 - 3 bedrooms, 2 bathrooms with shower and WC, sauna, anteroom, terrace, 1 underground parking space.



## Location

The village of Rauris (3,150 inhabitants, 950 m above sea level) is embedded in the heart of the Hohe Tauern National Park.

Here you will find rest and relaxation, surrounded by meadows, forest and mountains.

In addition to a breathtaking landscape, Rauris also offers a wide range of leisure activities in summer and winter.

With over 295 km of marked hiking trails, Rauris offers the best conditions for hikers.

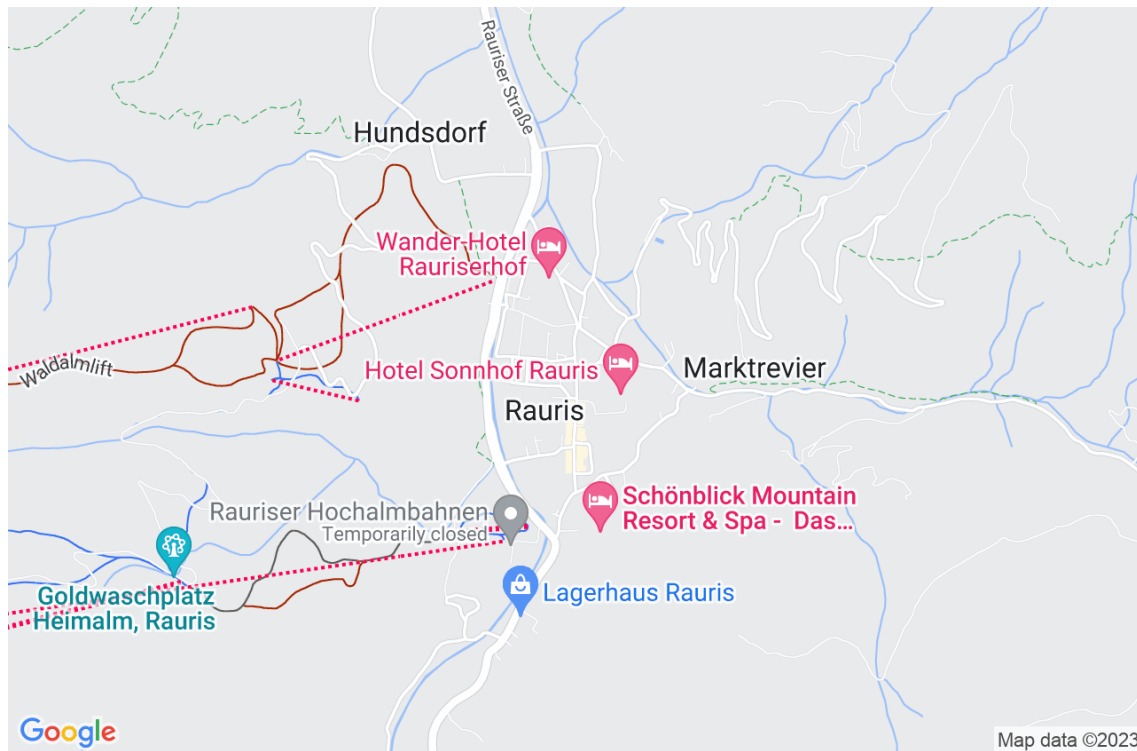
Whether cycling, fishing or gold panning in Rauris, everyone will find the right balance from the gray everyday life.

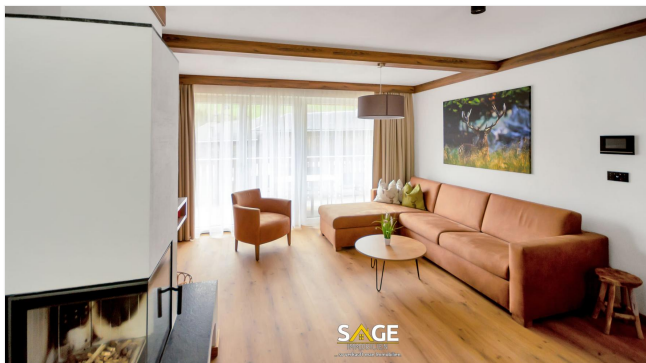
In winter, the Rauris Valley has one of the most beautiful ski areas in Austria.

The manageable ski area Rauriser Hochalm has slopes for beginners and professionals.

More than 40 km of perfectly groomed cross-country trails await you!

Region: [www.raurisertal.at](http://www.raurisertal.at)





Wohnzimmer (Beispiel)



Wohn- und Essbereich (Bsp.)



MySAGE



Schlafzimmer



Beispielfoto Wohnen die "Grandiose"



Beispielfoto Küche



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Beispielfoto Schlafen



Beispielfoto Wohnen 2

Beispielfoto Badezimmer



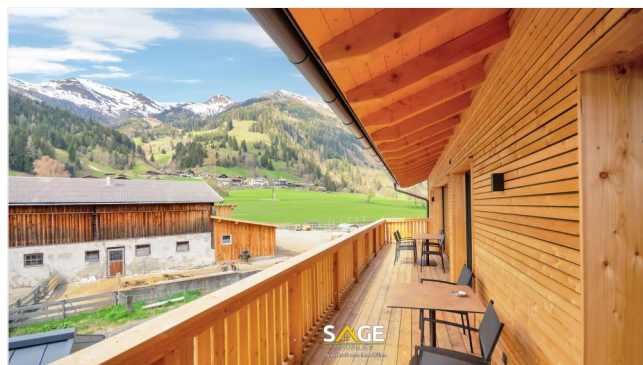
Beispielfoto Badezimmer 2

Beispielfoto Wohnen 3

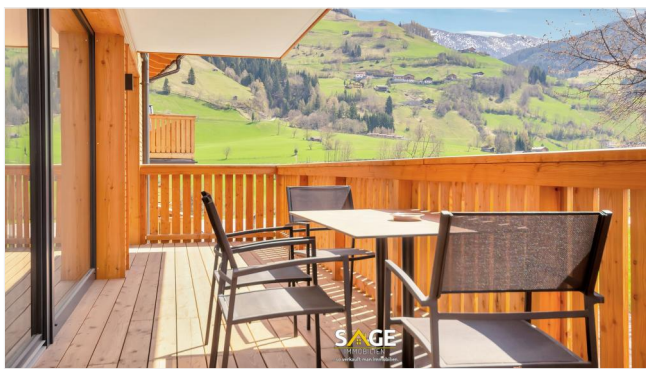




Beispielfoto Schlafen 2



Beispielfoto Aussicht



Beispielfoto Terrasse

