

The perfect apartment with lake view and tourist rental!

Maisonette apartment for sale in 5700 Zell am See

Object ID: 8494



Living space ca.: **137.03 m²** - Zimmer: **4** - Purchase Price: **1,350,000 EUR**



The perfect apartment with lake view and tourist rental!

Object ID	8494
Object types	Apartment, Maisonette apartment
Address	(Land Salzburg - Pinzgau - Zell am See (alle Ortsteile) - Zell am See - Zentrum) 5700 Zell am See Salzburg
Apartment number	5
Living space ca.	137.03 m ²
Zimmer	4
Schlafzimmer	2
Badezimmer	2
Balconies	1
Year of construction	1954
Last modernization	2022
Equipment	Luxus
Heizwärmebedarf (HWB)	131.00 kWh/(m ² ·a) (Klasse D)
Gesamtenergieeffizienz-Faktor (fGEE)	1.35 (Grade C)
Parking spaces	1
Garagen	1 Parking space
Status	In Vermarktung
Facilities / features	Abstellraum, Balcony, Garage, Kamin, parquet floor, Sauna, tiled floor, Winter garden
Subject to commission	Ja
Buyer's Commission	3 % + 20 % VAT of the purchase price
Purchase Price	1,350,000 EUR



Objektbeschreibung

Perfect as the location and the view presents this maisonette apartment in the center of Zell am See, completely renovated and finished in 2022.

In addition to the spectacular lake view, the top floor offers everything you need to relax. A roof terrace to cool off after a visit to the sauna, relax lounge in the sun-drenched winter garden, stylish old wood fixtures, as well as another winter garden which is designed as a huge, carpenter-made double bed. Bathroom with shower, vanity and toilet complete this floor.

The lower floor is no less spectacularly designed: a kitchen fully equipped from a Teppan Yaki grill, wine cooler, Liebherr double refrigerator, Miele appliances to a built-in espresso machine. A table for large gatherings, a lounge and a playful custom staircase dominate the living area. Additionally, this floor also features another bedroom with en suite shower room, a storage room with laundry hookup and a separate toilet.

A smarthome system as well as a fully electronic access system are already installed. For guests with e-car, a charging station is available in the garage.

Equipment

Maisonette apartment with approx. 137.57 m² living space, terrace, garage;

Upper floor: entrance area, eat-in kitchen with dining area and fireplace, bedroom with shower and washbasin, guest toilet, storage room with washing machine connection;

Attic: bedroom with shower and sep. toilet, sauna with lounging area and roof terrace;

Highlights:

- Tourist rental possible
- Center of Zell am See
- lake view
- Loxone Smart Home equipment
- Klafs sauna
- Joiner kitchen with high quality Miele appliances, wine fridge and stovetop with Teppan Yaki grill;
- E-charging station in the garage
- Old wood furniture



Location

The mountain town of Zell am See (9638 inhabitants, altitude 760 m) lies in one of the most important holiday regions in all Austria. Together with the partner municipality Kaprun, the region has more than 13,500 guest beds and records more than two million overnight stays annually. In winter the Hausberg of Zell am See, the Schmittenhöhe (1965 m) and the Glacier Kitzsteinhorn (3203 m) offer a total of 56 cableways and lifts with over 132 kilometers of slopes. The two superbly equipped ski areas guarantee a ski pleasure of a special kind. 100% snow safety is guaranteed by the glacier ski area. Away from the slopes there are numerous alternatives such as tobogganing, hiking or cross-country skiing. In the summer, numerous hiking and walking trails as well as cozy alpine huts invite you to go hiking in the beautiful mountains. For water sports or just for cooling off on hot summer days, the Zeller Lake, which has drinking water quality, invites you. For golfers, the golf course of the Golfclub Zell am See - Kaprun 36 offers impressive greens.

More information about the region: www.zellkaprun.com www.schmitten.at www.kitzsteinhorn.at

Infrastructure: Zell am See railway station is located right in the center of Bergstadt.

The nearest airports are: Salzburg (85 km), Innsbruck (145 km), Munich (207 km)





Wohnung Zell am See



Küche



Wohnbereich

SAGE
IMMOBILIEN
... so verkauft man Immobilien.

Besuchen Sie unsere Website und finden Sie:

- zusätzliche Fotos und Grundrisse
- 360° Virtuelle Rundgänge
- Informationen zum Immobilienkauf
- zahlreiche weitere Immobilienangebote

www.SAGE-IMMOBILIEN.at



Wohnbereich



DG





Schlafzimmer DG



Flur



Badezimmer DG



Saunabereich



Saunabereich



Dachterrasse





Sauna_Relaxliege



Aufgang



Schlafzimmer mit Bad en Suite

