

When falling asleep, dream of breakfast with a unique view,

apartment for sale in 5640 Bad Gastein

Object ID: 8286



Living space ca.: **93.90 m²** - Zimmer: **4** - Purchase Price: **419,000 EUR**



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Object ID	8286
Object type	Apartment
Address	(Land Salzburg - Pongau - Bad Gastein) 5640 Bad Gastein Salzburg
Floor	2
Number of floors in the house	6
Living space ca.	93.90 m²
Balcony / Terrace area approx.	18.30 m²
Zimmer	4
Schlafzimmer	3
Badezimmer	2
Balconies	2
Terraces	1
Heizungsart	Central heating
Year of construction	2007
Condition	fully renovated
Equipment	gehoben
Heizwärmebedarf (HWB)	45.00 kWh/(m²·a) (Klasse B)
Parking spaces	1
Garage	1 Parking space
Status	In Vermarktung
Facilities / features	Abstellraum, Balcony, Garage, parquet floor, Passenger lift, Sauna, Shower, Swimmingpool, Terrace, tiled floor, Winter garden
Subject to commission	Ja





Buyer's Commission	3% of the purchase price + 20 % VAT
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Purchase Price	419,000 EUR
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operating costs	584.07 EUR
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Heating costs	52.20 EUR (im Hausgeld enthalten)
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Objektbeschreibung

you can do in this apartment. The dining table with probably the best view is here in the winter garden with balcony access. The apartment has a large living area with an attached kitchenette, a bedroom with access to one of the two balconies and bathroom en suite, 2 further bedrooms, a bathroom and a separate guest toilet. The apartment is fully equipped and handed over ready for use.

The Aparthotel Schillerhof (building lease) has recently been taken over by an extremely experienced operator. Thanks to its location and equipment, it promises interesting returns in addition to a comfortable own holiday. The hotel has a restaurant, a spacious wellness area with indoor pool, whirlpools, various saunas and a sunny lawn for sunbathing in summer. The first ski runs and the Graukogelbergbahn are only 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. Adjoining rooms like ski cellar, garage parking, private storage rooms for owners are available in the house.

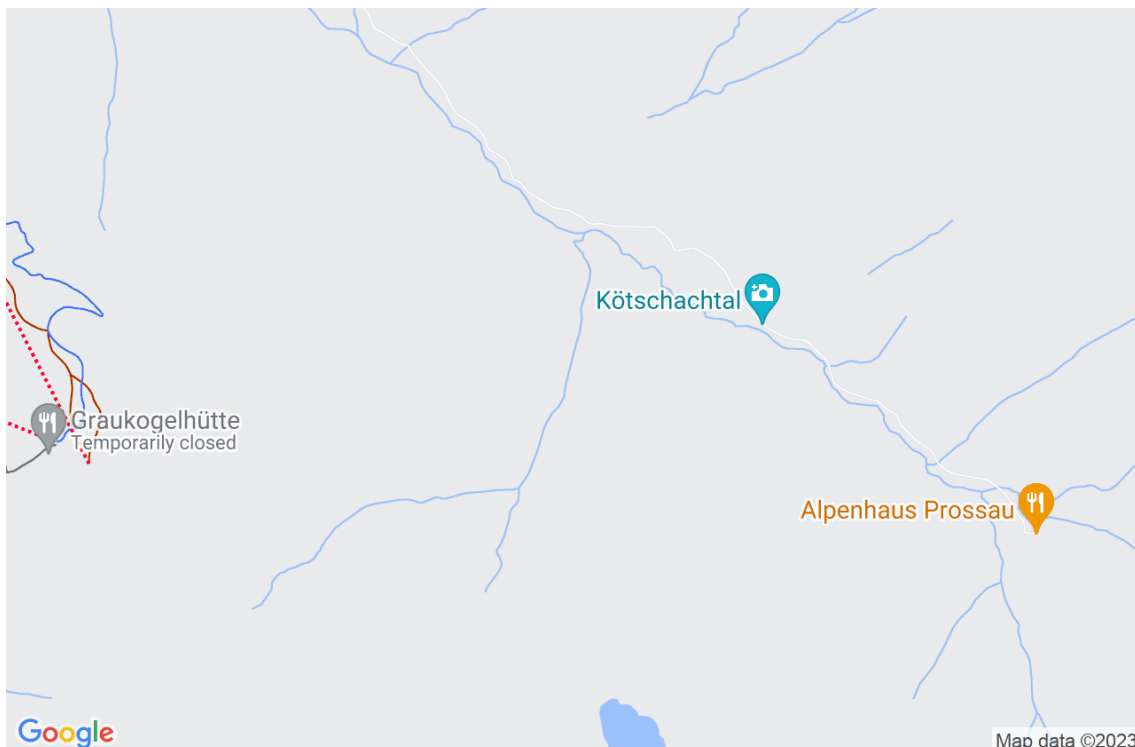
Sonstiges

Building lease interest is due monthly and is added to the operating costs.
Exact amount will be added by the property management!



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 its centre. It was built on the steep slopes around the waterfall and is characterised by steep and narrow streets. Due to the lack of space, space-saving high-rise buildings were built on these cliffs. These still characterise the townscape of Bad Gastein today. Enjoy the fresh mountain air at over 1000 metres 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 variety 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 ski area Stubnerkogel - Angertal - Schlossalm, Dorfgastein - Großarl and Sportgastein offers a great variety of ski slopes, which take you up to 2700 meters above sea level with a total of 200 km of slopes and 51 lifts. With more than 90 kilometres of groomed and perfectly groomed cross-country trails, the Gastein Valley is also a paradise for cross-country skiers. The Alpen Therme in Bad Hofgastein, the Felsentherme in Bad Gastein or the Heilstollen in Gastein also provide recreation and relaxation. Infrastructure: The nearest railway 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





"Belle Epoque"



Blick aus dem Wintergarten



Wohnraum



Wohnraum



Wintergarten



Küche





Schlafzimemr



Schlafzimmer



Schlafzimmer



Badezimmer



Blick auf Gastein



Blick auf Gastein





Schlafzimmer



Schlafzimmer



Badezimmer

