

Salzburg

Herrliche Aussichten - 4 Zimmer-Wohnung, Josefiau

Property ID: MR2024W1001



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PURCHASE PRICE: 498.000 EUR • LIVING SPACE: ca. 90 m² • ROOMS: 4

Property ID: MR2024W1001 - 5020 Salzburg

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At a glance

Property ID	MR2024W1001	Purchase Price	498.000 EUR
Living Space	ca. 90 m ²	Commission	3 % vom Kaufpreis zuzügl. 20 % Ust.
Rooms	4	Condition of property	Modernised
Bedrooms	2	Equipment	Garden / shared use, Built-in kitchen
Bathrooms	1		
Year of construction	1962		
Type of parking	1 x Garage, 120 EUR (Rent)		

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Energy Data

Type of heating	Central heating
Power Source	District heating
Energy information	At the time of preparing the document, no energy certificate was available.

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The property



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The property



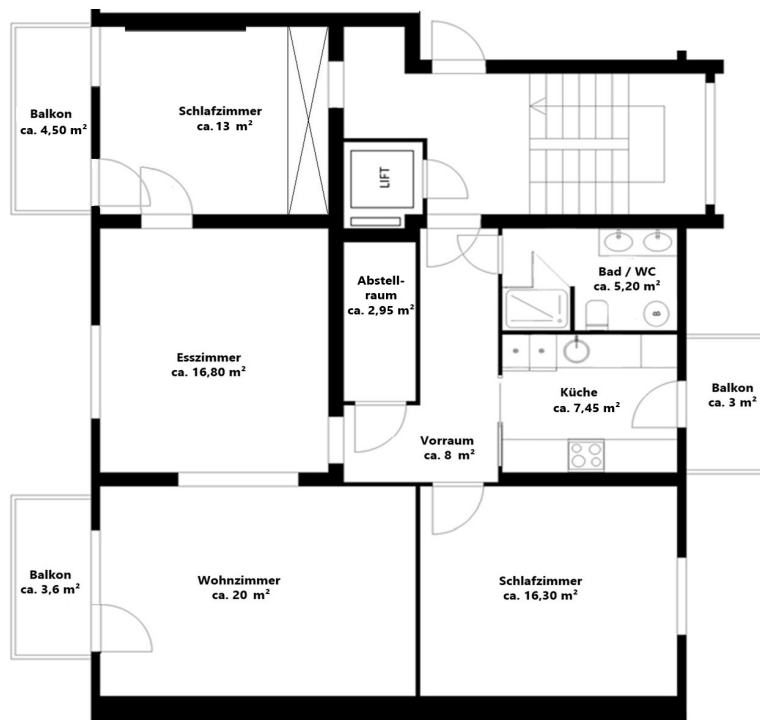
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The property



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Floor plans



This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

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A first impression

4-room apartment on the 4th elevator floor with wonderful views from 3 balconies, Salzburg South, Josefiu You will be delighted by this chic 4-room apartment with an exceptional room layout in the popular, quiet Josefiu district. The ideal residential ensemble for 3 (4) people as well as the best infrastructure and bus connections within a short walking distance. Areas: 4-room apartment with approx. 90 m² living space 3 balconies approx. 3.6 m², 4.1 m² and 3 m² 1 allocated cellar compartment, communal garden, communal parking spaces 1 single garage approx. 21,5 m² for rent (monthly Euro 120,- incl. operating costs) The practical passenger elevator takes you to the 4th floor and on to the spacious entrance hall. The elegant DAN kitchen, which is equipped with brand-name electrical appliances and an XL fridge-freezer, is accessible from here. A highlight is the adjoining east-facing balcony, which serves as a breakfast area on fine days. The centerpiece is the bright XL dining room, with an impressive area for a large dining table and therefore the ideal place for socializing with family and friends. The adjoining, open-plan living room offers plenty of space for your furniture and a large sofa; your retreat to relax from the hustle and bustle of everyday life. The west-facing balcony in front of it opens up a wonderful panoramic view that extends from the Tennengebirge, Untersberg and Staufen mountains to the Salzburg Fortress and Kapuzinerberg, offering a wonderful, unusual view. The bedroom is accessible from the dining room and offers space for a large double bed in addition to the XL closet. The adjoining 3rd balcony is a fine outdoor area, with further unsurpassable views of the Salzburg mountains. A further spacious room is accessible from the entrance hall and can be used as a children's room, office, guest room or similar. The bright bathroom with shower, double washbasin, towel dryer, toilet, washing machine connection, hot water boiler and window offers everything you need for a good start to the new day. The practical storage room with shelving, fuse box and controller for the underfloor heating, which is installed in the entrance hall, bathroom and kitchen, is also located off the entrance hall. Enjoy a modern, bright apartment close to the Salzach nature reserve and the best infrastructure on the Alpenstraße.

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Details of amenities

- Interior renovation between 2014 and 2019
 - Elegant DAN kitchen in cream, high gloss
 - oak floorboards
 - new radiators
 - underfloor heating in entrance hall, bathroom and kitchen
 - Bathroom with window, double washbasin, shower, towel dryer, WC connection, WC and boiler
 - 3 viewing balconies: view to the fortress, Staufen, Untersberg, Tennengebirge, Kapuziner- and Gaisberg
 - Common laundry room in the adjoining house
 - Spacious single garage with electric roller shutter, monthly rent € 120 incl. running costs
- Operating costs apartment: currently € 431.96 (last 3 persons) - € 431.96 incl. utilities:
- € 95.39 general reserve
 - € 136.50 Operating costs (plus 10% VAT)
 - € 96.48 Heating costs (plus 20% VAT)
 - € 31.80 Sewer (plus 10% VAT)
 - € 32.42 Administration fee (plus 10% VAT)
 - € 39.70 Total VAT
- Savings in reserves - balance as at 07.10.2024 is € 281,714.10
- Energy certificate: HWH 59 kWh/a - fGEE 1.67 valid until 25.03.2030

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All about the location

Josefiau - a popular district in the south of the city of Salzburg, located on the western bank of the Salzach. Here you will find extensive shopping facilities, a wide range of restaurants, good schools and kindergartens and a nature/floodplain area on the Salzach. The beautiful forest and floodplain landscape along the Salzach offers many leisure opportunities, such as walking, cycling to Hallein along the Salzach, running. You can reach the old town center in just a few minutes by car or bus. A wonderful walking and cycling path along the Salzach to the old town. Excellent infrastructure in the immediate vicinity, e.g. furniture store, shopping arena, MediaMarkt, post office, fitness studio, car dealerships, banks, doctors, pharmacies, etc. The Paris Lodron University of Salzburg and the Faculty of Natural and Life Sciences are also within easy reach. The Salzburg Süd highway connection is approx. 5 minutes away. Salzburg Mozart Airport can be reached in approx. 18 minutes via the highway. Munich is approx. 1.5 hours away by car and Vienna is approx. 3 hours away by car.

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Contact partner

For further information, please contact your contact person:

Katrin Kössler

Nonntaler Hauptstraße 59 Salzburg

E-Mail: salzburg@von-poll.com

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