

Salzburg

3,5 Zimmer-Gartenwohnung in exzellenter Stadtlage Nonntal

Property ID: MR2022W0112



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PURCHASE PRICE: 850.000 EUR • LIVING SPACE: ca. 117 m² • ROOMS: 3

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At a glance

Property ID	MR2022W0112
Living Space	ca. 117 m²
Available from	According to the arrangement
Rooms	3
Bedrooms	2
Bathrooms	2
Year of construction	1996
Type of parking	1 x Outdoor parking space, 71 EUR (Rent), 1 x Underground car park

Purchase Price	850.000 EUR
Commission	3 % zuzüglich 20 % Ust.
Construction method	Solid
Usable Space	ca. 39 m²
Equipment	Terrace, Swimming pool, Fireplace, Garden / shared use, Built-in kitchen

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Energy Data

Type of heating	Central heating
Power Source	District heating

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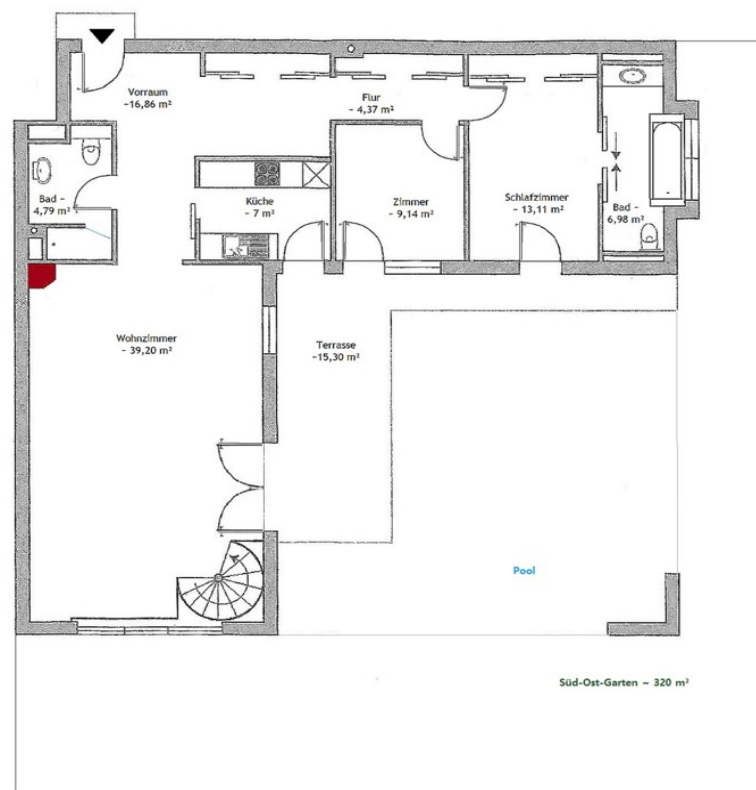
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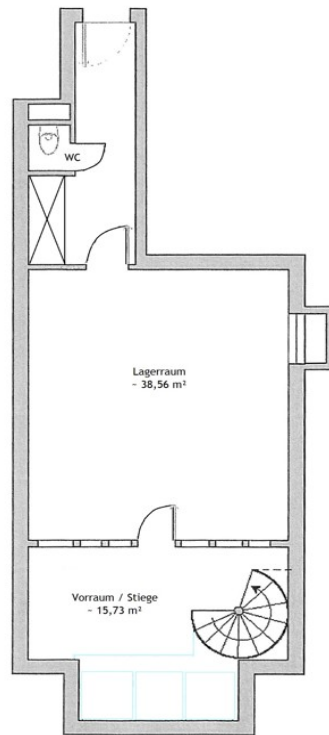
The property



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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

The very best - garden happiness for city lovers 3.5 room apartment in prime city location Brokerage in cooperation with Bacher Immobilien Salzburg You will be delighted by the large, south-east-facing garden, the relaxing terrace in the middle of an excellent, quiet location in Nonntal. The dream of an exceptional, centrally located and sunny garden apartment comes true here. The property is in building lease ownership with a term until 12.4.2094. Living space on the ground floor 3-room total 101.45 m², basement daylight room 15.73 m² accessible via spiral staircase, adjoining XL storage room, habitable 38.56 m², with access to the staircase/underground garage, terrace 15.30 m², XL garden 320.30 m², one underground parking space in the property with 12.75 m² - area data according to utility value report dated 14.4.1997, one free parking space for rent (currently € 71.26 per month) - energy certificate: HWB 77 - fGEE 1.34 The 2.7 m room height and the generous entrance hall with two spacious wardrobes/cupboards are impressive as soon as you enter the apartment. The adjoining heart of the apartment is the spacious living/dining room, which boasts an open fireplace and provides cozy warmth on cold days. Here you can already enjoy the view of the beautiful garden. The terrace access provides a view of the pool, which you can use for your private bathing pleasure on hot days. The separate kitchen is not just for amateur chefs to enjoy preparing delicious meals and has further practical access to the terrace and garden. The private area: a bedroom with built-in wardrobe and bathroom en suite, which is fitted with white/light gray marble tiles, bathtub, washbasin, WC and window, and another room that can be used as a children's/guest room, office, study or similar. A further bathroom with shower, washing machine connection and WC is accessible from the entrance hall. The large garden with beautiful trees is sheltered from view and located directly next to a small stream. A little paradise in this central inner-city location; here you will find the ideal place to relax from the hustle and bustle of everyday life. The basement: An impressive spiral staircase leads from the living room to the basement. A bright room is located here, which is ideally lit by a glass roof. A cozy retreat that can be used as a studio or invites you to read and linger. The adjoining XL storage room is separated by a wooden wall with large glass fronts and glass doors and is comfortably furnished with parquet flooring and heating. The adjoining corridor with built-in cupboard and a small WC leads to the general stairwell and on to the underground garage. Make your life worth living with a fantastic garden, elevator and underground parking space in the premium location of the world heritage district "Inneres Nonntal". With perfect infrastructure, transport connections and just a few minutes' walk to the old town center, this property offers exceptional living comfort. The well-kept apartment is available immediately and can be adapted into an exclusive residential ensemble with little effort. Modernization is recommended for the

outdoor pool. Purchase price: € 995,000 plus monthly building lease interest currently € 297. Monthly operating costs currently € 596.74 including heating € 127.90, hot water € 19.08 and savings in reserves € 117.35 (depending on consumption)

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Details of amenities

Parquet flooring in the living rooms and entrance hall as well as in the entire basement

Shower room with washbasin, washing machine connection and WC

Bathroom with window, vanity unit and WC

Kitchen in blue incl. electrical appliances

Exposed fireplace in the XL living room

District heating - underfloor heating

XL cellar storage room converted into a living space, a built-in cupboard and emergency

WC in the hallway

Equipment storage hut

Underground parking space no. 49 and one free parking space for rent (€ 71.26 per month)

YEAR OF CONSTRUCTION 1996

Energy certificate: HWB 77 - fGEE 1.34

Building rights - temporary living on someone else's property

In this case, no share of the land is acquired, only the building share is paid for and a monthly right to use the land (building lease interest) is paid.

Building rights are governed by the Building Rights Act and the building rights contract.

The term is concluded for a maximum of 100 years and is entered in the land register.

The building/apartment can be used by the owner, rented out, given away or bequeathed.

The building lease contract cannot be terminated.

The building lease rent is the consideration paid to the landowner for allowing the building lease user to live in an erected building on his land. The building lease holder therefore pays for his right to use the land for a limited period of time.

The major advantage of building lease ownership is the lower acquisition costs.

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All about the location

The Salzburg district of Nonntal is one of the most sought-after residential areas in the center of Salzburg with the best infrastructure in the immediate vicinity, such as bus station, doctors, pharmacies, restaurants, cafés and various shopping facilities. The baroque old town invites you to take a stroll and visit the numerous world-famous sights. Enjoy a stroll through the town with its impressive monuments from medieval and baroque times. The Hohensalzburg Fortress, the towers and domes of the cathedral and the many churches, elegant town houses on the squares and winding alleyways to the left and right of the Salzach. The music and festival tradition associated with the genius loci Wolfgang Amadeus Mozart is part of the special flair of the city of Salzburg. The numerous cafés and restaurants offer excellent Austrian and international cuisine. To slow down, take a walk along the Salzach, to Hohensalzburg Fortress, to the nearby Hans-Donnenberg-Park or along Hellbrunner Allee - everything is just a 10-minute walk away. The "Paris Lodron University Salzburg" Unipark Nonntal can be reached on foot in about 9 minutes and the university's Faculty of Natural Sciences in about 15 minutes. The highway can be reached in about 8 minutes, Salzburg Airport in about 16 minutes. Vienna is approx. 3 hours away and Munich can be reached in approx. 1 hour 4 minutes.

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Contact partner

For further information, please contact your contact person:

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