

Salzburg

Exclusive terrace apartment in Riedenburg

Property ID: KK26112025



PURCHASE PRICE: 495.000 EUR • LIVING SPACE: ca. 50 m² • ROOMS: 2

Property ID: KK26112025 - 5020 Salzburg

- At a glance
- The property
- Energy Data
- Floor plans
- A first impression
- Details of amenities
- All about the location
- Contact partner

Property ID: KK26112025 - 5020 Salzburg

At a glance

Property ID	KK26112025
Living Space	ca. 50 m²
Rooms	2
Bedrooms	1
Bathrooms	1
Year of construction	2012
Type of parking	1 x Underground car park

Purchase Price	495.000 EUR
Commission	3% plus 20% Mwst
Condition of property	Well-maintained
Construction method	Solid
Equipment	Terrace

Property ID: KK26112025 - 5020 Salzburg

Energy Data

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

Property ID: KK26112025 - 5020 Salzburg

The property



Property ID: KK26112025 - 5020 Salzburg

The property



Property ID: KK26112025 - 5020 Salzburg

The property



Property ID: KK26112025 - 5020 Salzburg

The property

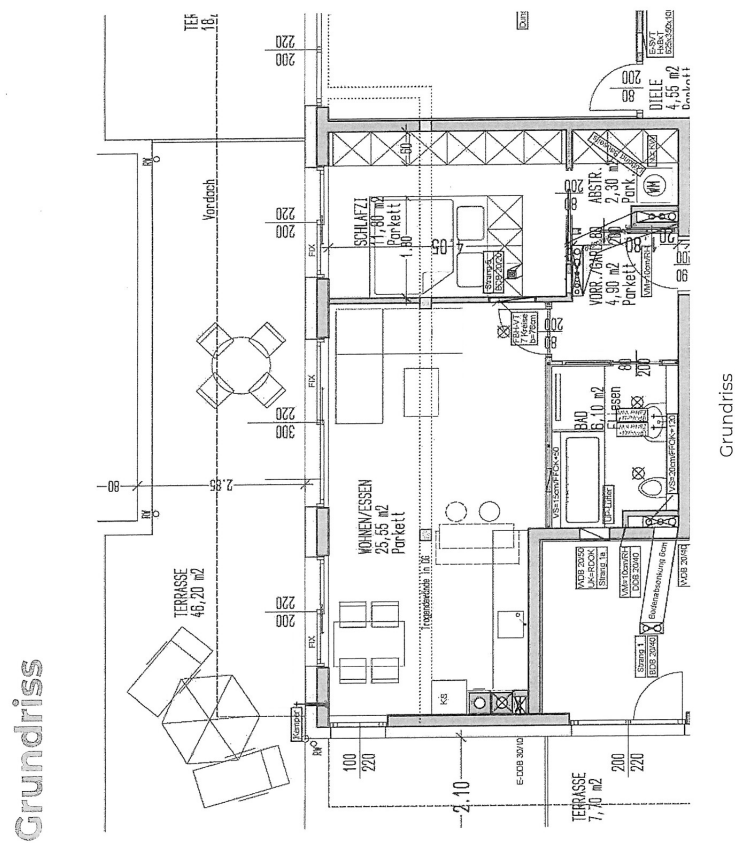


Property ID: KK26112025 - 5020 Salzburg

The property



Floor plans



www.von-poll.com

Property ID: KK26112025 - 5020 Salzburg

A first impression

In a highly desirable location, on a quiet cul-de-sac in the popular Riedenburg district, this exclusive, partially furnished 2-room apartment offers approximately 51 m² of living space. The property boasts a peaceful setting and high-quality finishes, creating a living environment that perfectly blends urban living with a private retreat. The apartment is located on the first floor of a well-maintained, small apartment building with a shared underground parking garage and elevator. The optimal southwest orientation is a particular highlight, guaranteeing excellent natural light and a welcoming atmosphere. The entrance area features a spacious foyer with a wardrobe, leading to the open-plan living/kitchen area of approximately 26 m². A true highlight is the exceptionally large terrace of approximately 46 m², which extends the living space outdoors and offers a special benefit in every season – whether for relaxing, sunbathing, or enjoying convivial evenings outdoors. The kitchen is equipped with Miele brand appliances and meets the highest standards of functionality and style. The bedroom, measuring just under 12 square meters, features elegant parquet flooring and a practical built-in wardrobe. The bathroom, also accessible from the entrance hall, is equipped with a bathtub, a modern glass shower, a sink, and a toilet. There is also a convenient storage room with a washing machine connection. The furnishings were selected with a focus on modernity, quality, and timeless design. The well-designed solutions in the kitchen, closet, and wardrobe areas were crafted with high-quality joinery, ensuring maximum storage space and a harmonious aesthetic. A cellar storage unit and an underground parking space are included in the price. Operating costs (depending on consumption): Apartment €302.00; additional costs for the underground parking space will be provided later. Energy certificate data: HWB 32 fGEE 0.63

Property ID: KK26112025 - 5020 Salzburg

Details of amenities

- kleines Wohnhaus mit nur 5 Wohneinheiten
- absolut ruhig in einer Sackgasse
- ruhige, grüne Wohngegend in Riedenburg
- exklusive Ausstattung
- Miele Geräte
- große Terrasse mit 46 qm
- Südwestausrichtung
- Badezimmer mit Badewanne und Dusche
- Abstellraum mit Waschmaschinenanschluss
- Schlafzimmer mit Einbauschränk
- Lift
- Tiefgarage inklusive
- ideale Busanbindung

Property ID: KK26112025 - 5020 Salzburg

All about the location

Die Wohnung befindet sich im beliebten Stadtteil Riedenburg, neben Maxglan, am Ende einer ruhigen Sackgasse.

Diverse Nahversorger, wie Supermärkte, Apotheke, Drogerie, Bäcker sowie verschiedene Restaurants (wie fit.smartfood, die Riedenburg, Italiener wie das Cavalli und das Novus) und Cafés sind fußläufig in nur wenigen Minuten erreichbar.

Auch medizinische Einrichtungen, Schulen, Kindergarten etc. sind in unmittelbarer Nähe und schnell zu erreichen.

In die Salzburger Altstadt gelangt man mit dem Bus oder dem Rad in ca. 7 Minuten, zu Fuß in ca. 15 Minuten.

Mit dem Bus Nummer 10 kommt man in ungefähr 10 Minuten unkompliziert zum Flughafen.

Das Schloss Leopoldskron mit umliegendem Park ist in ca. 15min fußläufig erreichbar und eignet sich hervorragend für diverse Outdoor-Aktivitäten, wie Tischtennis, Volleyball, Spaziergänge, Angeln oder eine kleine Fahrradtour. Ebenfalls sind hier 2 große Spielplätze und das größte Freibad der Stadt gelegen.

Auf die Autobahn und zum Flughafen gelangt man in ca. 10 Fahrminuten.

Durch die gute Infrastruktur ist man in knapp drei Stunden in Wien und in zwei in München

Property ID: KK26112025 - 5020 Salzburg

Contact partner

For further information, please contact your contact person:

Katrin Kössler

Nonntaler Hauptstraße 59, A-5020 Salzburg

Tel.: +43 662 - 26 59 75

E-Mail: salzburg@von-poll.com

To the Disclaimer of von Poll Immobilien GmbH

www.von-poll.com