



71 m<sup>2</sup>   Kitzbühel, Rakousko   1 875 000 EUR / 45 459 375 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Aneta Větrovská**

ASSISTANT

info@luxent.cz

+420 731 300 400

Order number	<b>N7333</b>	Price	<b>1 875 000 EUR / 45 459 375 CZK</b>
Address	<b>Kitzbühel, Rakousko</b>	Type	<b>Apartments</b>
Disposition	<b>2 + kitchenette</b>	Usable area	<b>71 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Floor	<b>ground floor</b>
Device	<b>Yes</b>	Garage	<b>Yes</b>
Terrace	<b>Yes</b>	Lift	<b>Yes</b>

## About real estate

We offer for sale an unique one bedroom apartment in a modern alpine style, located in the popular Austrian town of Kitzbühel. This property, with a usable area of 71 sqm, features one bedroom and one bathroom and boasts top-quality furnishings and a thoughtfully designed layout. The overall picture is complemented by the integration of the latest technologies. The terraces with natural stone elements create a perfect harmony with the luxurious interior, ideal for relaxation and enjoying the beauty of the surroundings. The apartment has a parking space in the garage. The apartment has a parking space in the garage.

Thanks to its central location, the renowned gastronomic and cultural offerings of Kitzbühel are just a few minutes' walk away. The town is popular year-round due to its picturesque historic center and famous pedestrian shopping zone with many boutiques, cafes, bars, and a casino. Additionally, the winter sports offerings, including the world-famous slopes of Hahnenkamm and Kitzbüheler Horn, as well as other sporting activities, are easily accessible within a few minutes on foot.

This apartment is not only an ideal place for your own recreational stays but also a great investment opportunity. The combination of personal use and rental potential makes this property an attractive investment with high yield potential.

Don't hesitate to contact us for more information or to schedule a viewing.