



## A charming apartment for sale 2+kt/B, Kitzbühel - Austria



🏠 59 m<sup>2</sup> 📄 Kitzbühel, Rakousko 💰 26 568 625 CZK per property



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N6869</b>	Price	<b>26 568 625 CZK per property</b>
Address	<b>Kitzbühel, Rakousko</b>	Type	<b>Apartments</b>
Disposition	<b>2 + kitchenette</b>	Usable area	<b>59 m<sup>2</sup></b>
Low energy	<b>No</b>	Energy performance of the building	<b>G - Extremely uneconomical</b>
Floor	<b>2nd floor</b>	Device	<b>Yes</b>
Balcony	<b>Yes</b>	Lift	<b>Yes</b>

## About real estate

We offer for sale an apartment in the Austrian Tyrol, located in the center of Kitzbühel, at an altitude of 762 meters, between the mountain peaks Hahnenkamm and Kitzbüheler Horn. The unit has a balcony and is ideally designed for residential living, but also has excellent investment potential with guaranteed rental income.

The property features a spacious bedroom with bathroom, fully equipped kitchen, living room with fireplace and access to the balcony. The balcony has its own seating area for relaxing in the fresh air. The living room has a gallery that can serve as a storage space or as a children's playroom. There are traditional Tyrolean features such as reclaimed wood panelling, stone and wrought iron doors. The apartment is finished to a high standard with materials such as wooden floors, ceramic tiles and quality furnishings.

The property has a spacious basement area with recreational use, there is also a private storage room which is accessed through the apartment. Of course there is underfloor heating. All woodwork has been carried out by a local joiner. This loft apartment has recently been completely renovated.

The Hahnenkamm cable car is just a 3-minute walk from the centre of the 750-year-old town. Mountaineering routes on the Wilder Kaiser and on the nearby glaciers of the High Tatra also extend the offer for extreme climbers. Four golf courses and 30 others within a radius of 100 km make the town the centre of golf in the Alps. Lake Schwarzsee is used for swimming and other water sports in the summer months.