



176 m<sup>2</sup>

Kitzbühel, Rakousko

on request



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Mgr. Jesika Schopper**

FOREIGN PROPERTY SPECIALIST

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Order number	N7337	Price	on request
Address	Kitzbühel, Rakousko	Type	Apartments
Disposition	4 + kitchenette	Usable area	176 m <sup>2</sup>
Energy performance of the building	G - Extremely uneconomical	Floor	2nd floor
Device	Yes	Garage	Yes
Terrace	Yes	Lift	Yes

## About real estate

We offer for sale an exclusive 4+kt apartment in a modern alpine style, located in the popular Austrian town of Kitzbühel. This 176 sqm, property features three bedrooms, three bathrooms, and boasts top-tier furnishings and a thoughtfully designed layout. The overall picture is completed by the integration of the latest technologies. The apartment is equipped with its own sauna. The terraces with natural stone elements create perfect harmony with the luxurious interior, making it an ideal space for relaxation and enjoying the surrounding beauty. The apartment has a parking space in garage.

Thanks to its central location, the renowned gastronomic and cultural offerings of Kitzbühel are within easy reach, just a few minutes' walk away. The town is popular year-round due to its picturesque historic center and famous pedestrian shopping zone with numerous boutiques, cafes, bars, and a casino. Furthermore, 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' walk.

This apartment is not only the perfect 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.