



4 ROOM APARTMENT AND MORE, 5020 SALZBURG

## Designapartment Salzburg

Object number: AGQM1

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<b>Period</b>	15/06/ - 15/07/2025
<b>Number of persons</b>	2
<b>Total</b> incl. VAT.	€ 14.167,94
Security deposit	€ 10.900,00

Our spacious design apartment - a residential jewel for business travelers and those seeking peace and quiet - with a beautiful roof terrace and a direct view of Hohensalzburg Fortress and the surrounding mountain landscape promises you pure quality



### Living space

140m<sup>2</sup>



### Maximum occupancy

6 Persons



### Complete accommodation <sup>?</sup>

2 private bathrooms 3 Separated bedrooms



### 2. floor



### Check-in

15:00 - 17:00 Clock



### Check-out

10:00 - 12:00 Clock

## Sleeping options

### Bedroom 1



1x Double bed (1,80 m x 2 m)

### Bedroom 2



1x Double bed (1,80 m x 2 m)

### Bedroom 3



1x Double bed (1,80 m x 2 m)

## Descripton of accommodation

Our design apartment comprises a generous 140m<sup>2</sup> on two levels and offers you modern living comfort at the most sophisticated level:

- o spacious living-dining area in loft design with 60m<sup>2</sup> panoramic terrace.
- o 3 spacious bedrooms with 180 x 200 cm box spring beds
- o 1 bathroom with double washbasin and walk in shower/rain shower
- o 1 bathroom with double washbasin and bathtub
- o 1 separate WC

Equipment details:

- o Natural wood floors/floor heating
- o Modern fitted kitchen with high quality built-in appliances
- o Air conditioning in the attic
- o Towel radiators and LED mirrors in all bathrooms
- o Large wooden/aluminum windows
- o 60 m<sup>2</sup> panoramic roof terrace with modern sun awning
- o Smart Home System
- o Car parking space
- o modern architecture - completion 2023
- o WLAN

### Equipment features



#### Basic equipment

- Terrace
- Internet/Wifi
- Private washing machine
- Bedclothes
- Private toilet
- On the road without time limit without any cost
- Vacuum cleaner
- Cleaning utensils
- Roof-terrace
- TV
- Private dryer
- Towels
- Private parking space
- Aircondition
- Iron & ironing board
- Hairdryer



#### First supply

- Toilet paper
- Soap
- Fridge filling on request
- shampoo
- Nespresso capsules



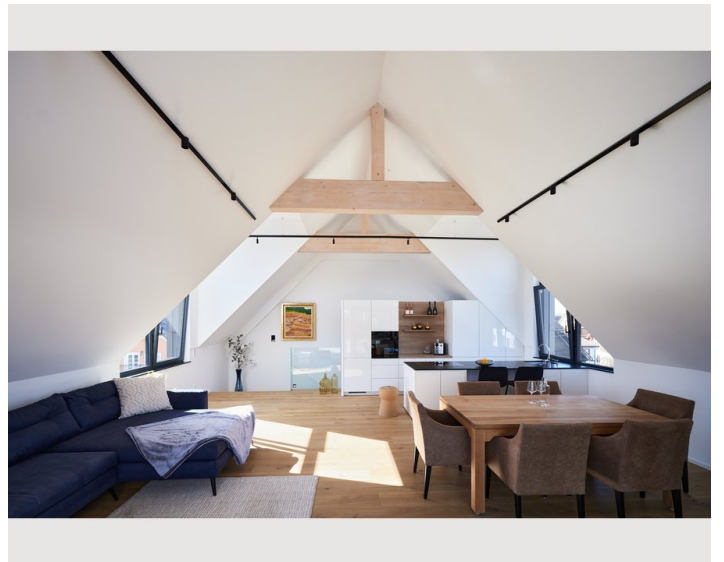
#### Kitchen

- Private kitchen
- Glasses/Tableware
- Dishwasher
- Cooking utensils
- Espresso machine

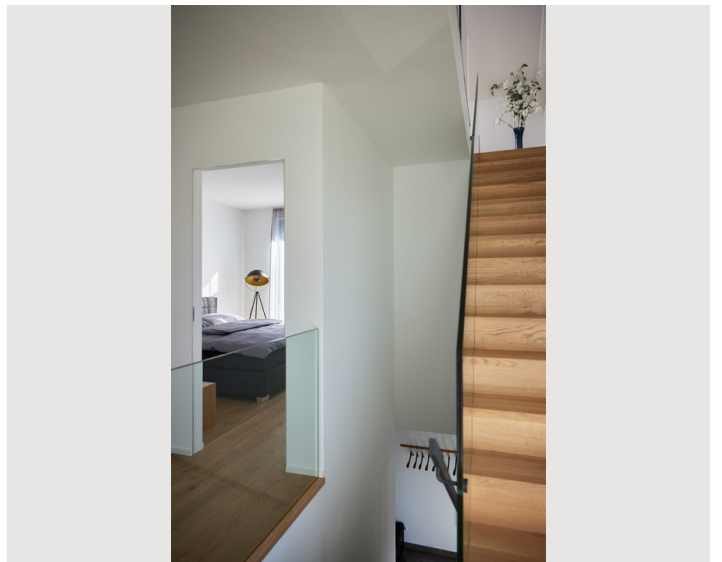
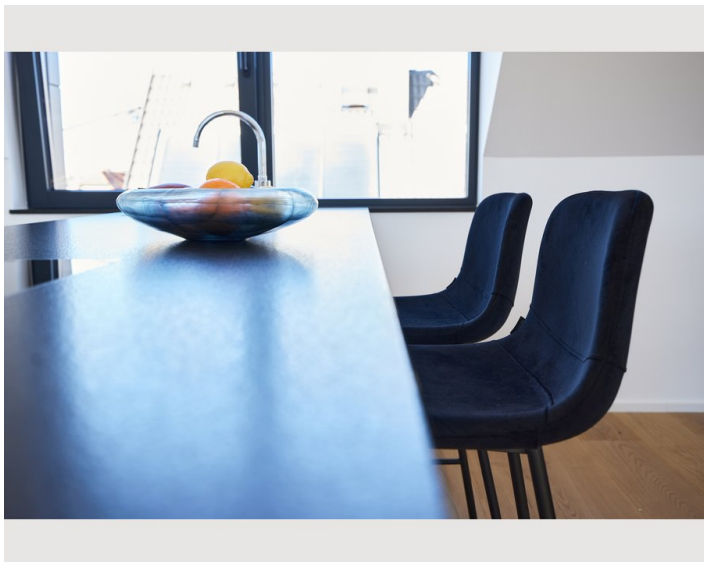
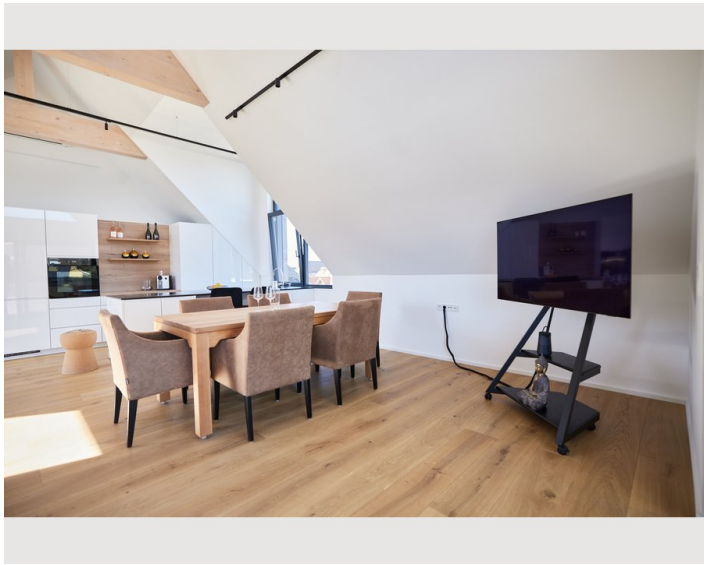
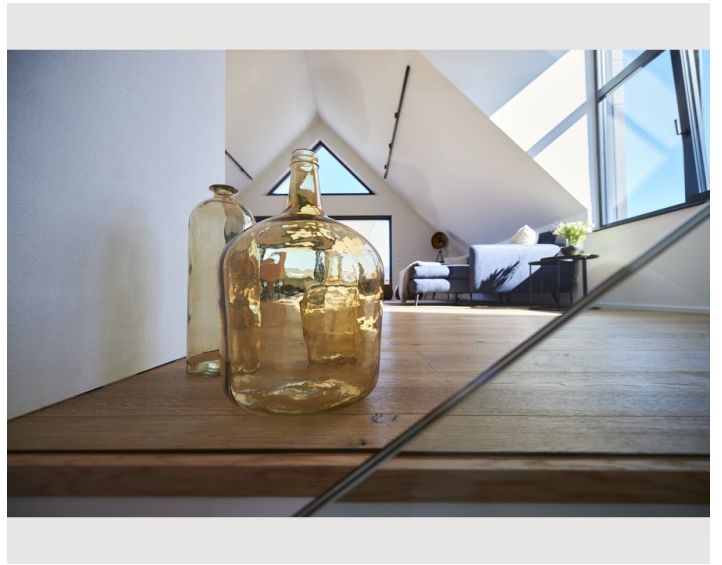
### Informations

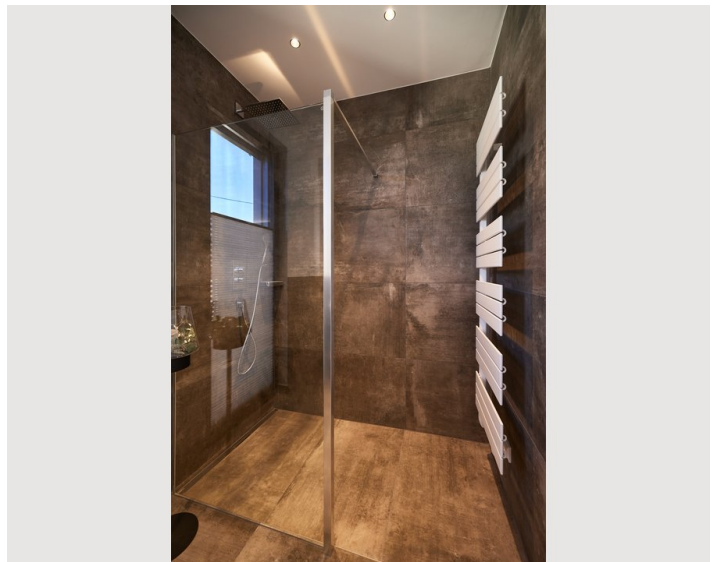
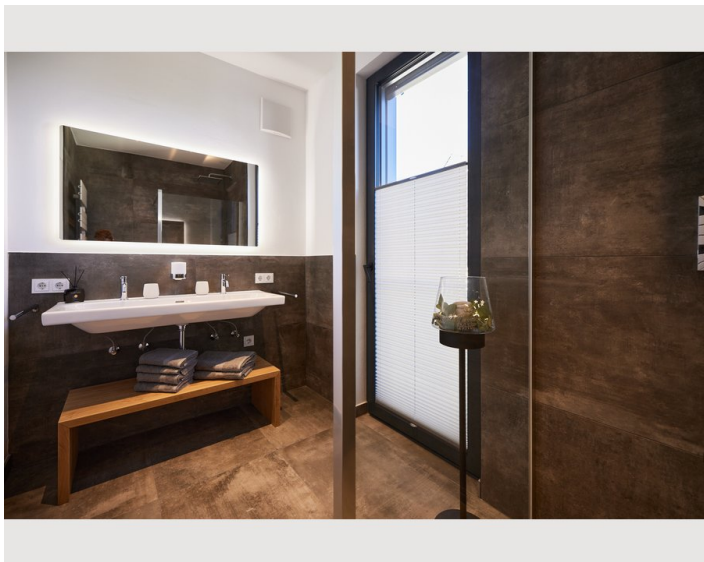
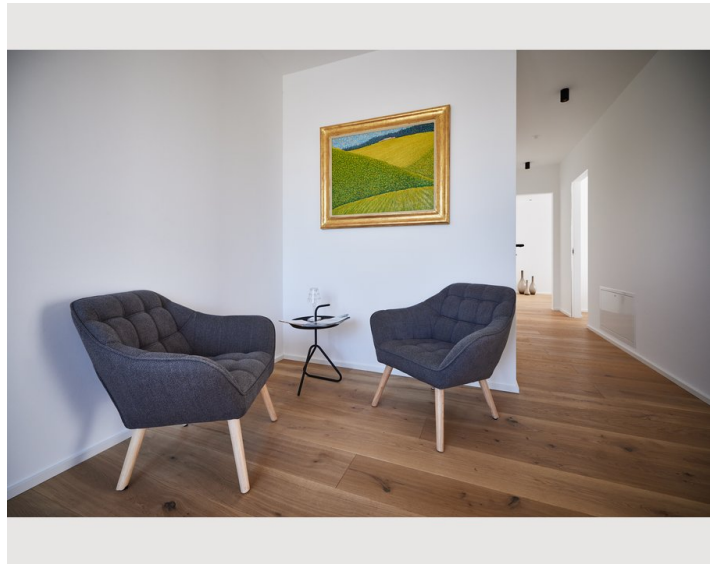
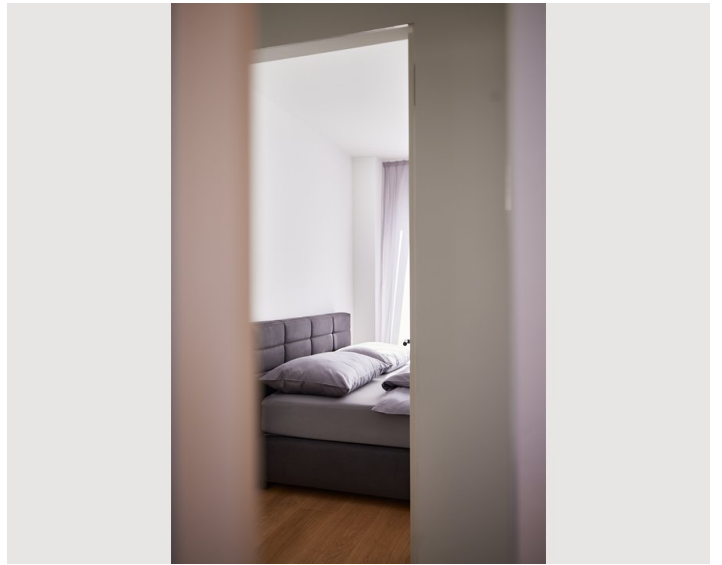
- Smoking not allowed
- Pets forbidden
- Private entrance
- Regular cleaning at extra cost

### Picture gallery

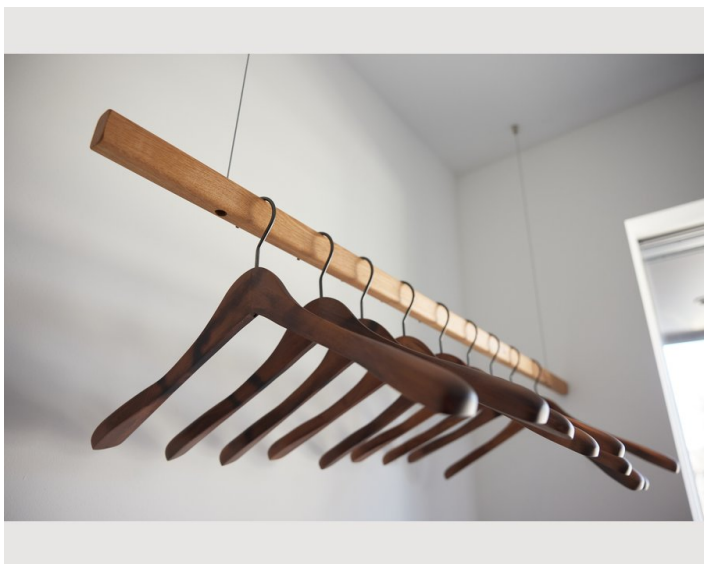
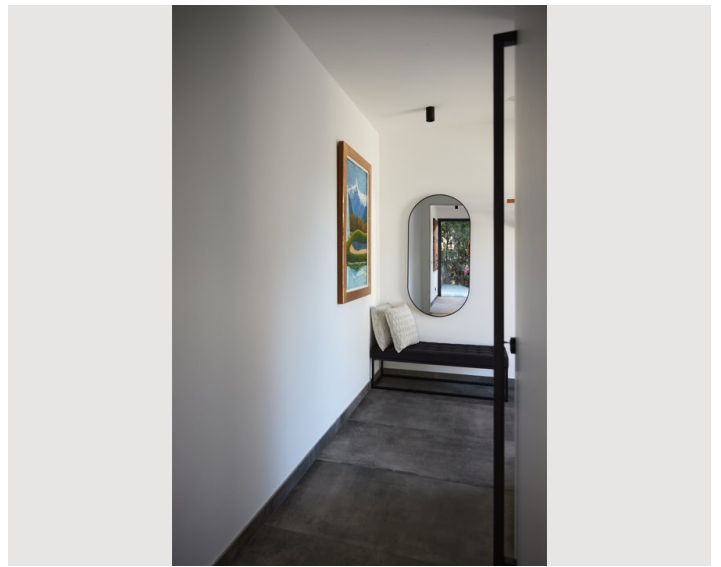
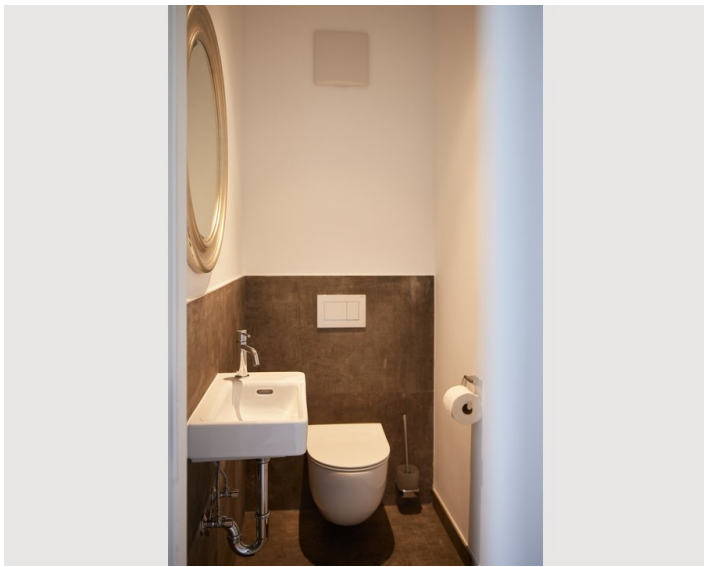
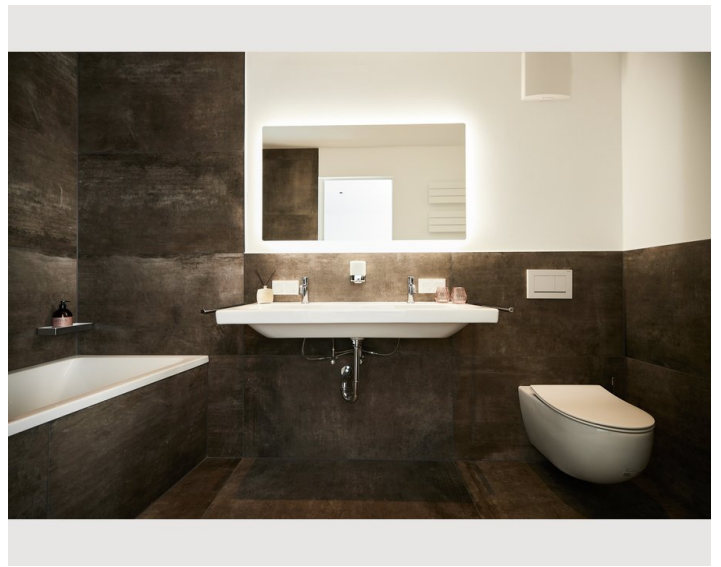
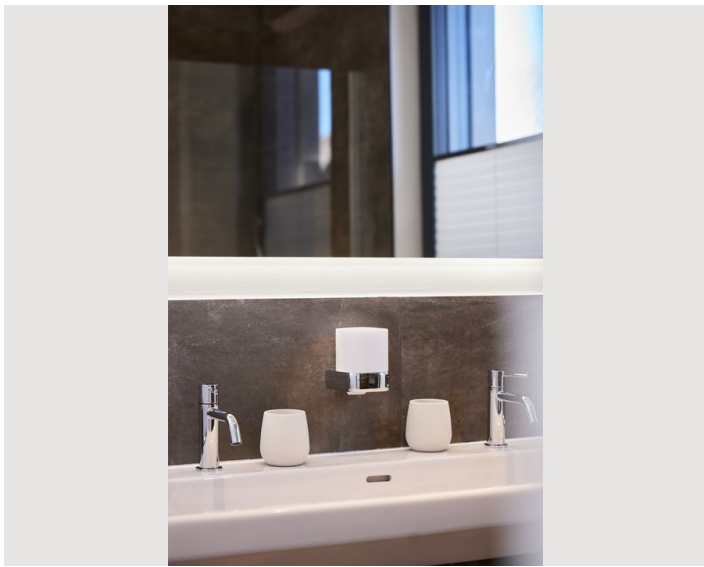












## Infrastructure



The apartment, located in the beautiful district of Gneis, the Leopoldskroner Weiher only a stone's throw away, offers you space for up to 6 people.

Walkers and cyclists enjoy, along the Almkanal, one of the most beautiful paths to the nearby old town.

Experience the many benefits of living quietly yet close to the city.

A bus stop, grocery stores, pharmacies, coffee shops and bakeries are within walking distance. Salzburg's old town is just 2-3 km away.

Beautiful walking paths are right outside the front door. The location is also ideal for excursions and sports activities:

- o Untersbergbahn/local recreation area Untersberg (about 5 km).

- o Königsee/Berchtesgaden (about 25 km)

- o Watzmanntherme/Berchtesgaden (about 20 km)

- o tennis courts (500 m)

- o well-known golf courses like GC Eugendorf, GC Mondsee, GC Altentann, GC Berchtesgaden etc are within a radius of about 30 km

- o Salzburg's lake district (with extensive water sports facilities) can be reached in just over half an hour

- o perfect starting point for fantastic racing or mountain bike tours

- o ski resorts such as Obertauern or Zell am See can be reached in just under an hour.



## Location

