



4 ROOM APARTMENT AND MORE, 5026 SALZBURG

## Beautiful, sunny apartment on 2 levels with breathtaking panoramic views

Object number: LQVW1

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Beautiful, newly renovated apartment on 2 levels. There is a big terrace with 3 bedrooms on the 1st floor and a spacious living room with open-plan kitchen & terrace on the top floor. Best spot in Salzburg- Aigen with a view of the mountains & river!

<b>Period</b>	23/07/ - 23/08/2025
<b>Number of persons</b>	2
<b>Total</b> incl. VAT.	€ 5.764,16
Security deposit	€ 4.200,00



### Living space

130m<sup>2</sup>



### Maximum occupancy

5 Persons



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

1 private bathroom 3 Separated bedrooms



### 1. floor



### Check-in

11:00 - 21:00 Clock



### Check-out

09:00 - 23:00 Clock

## Sleeping options

### Bedroom 1



1x Double bed (1,60 m x 2 m)

### Bedroom 2



1x Double bed (1,40 m x 2 m)

### Bedroom 3



1x Single bed



1x Children/baby bed

## Descripton of accommodation

This beautifully renovated penthouse apartment is situated in a private house, located in Salzburg's best neighborhood Aigen, in the south of the city next to the Salzach River. The apartment spreads over 2 floors (1st floor and attic) which are connected by a spiral staircase. On the first floor is the master bedroom (bedroom 1) featuring a queen size bed, a second bedroom (bedroom 2) with a double bed, and a children's room (bedroom 3) with a single bed as well as a cot. Bedroom 1 and the children's room both have access to the 21m2 south-facing sun terrace. Also located on the 1st floor is a large bathroom with a walk-in shower and a separate WC. The spiral staircase leads up to a high ceiling, open-plan kitchen/living area featuring a kitchen with a cooking island, a dining table for 6 people, a large sofa area with an adjustable Smart TV, and a WC. The top floor has got big east, south, and west-facing windows as well as a 7m2 west-facing balcony which allows amazing views of the Salzach river and the gorgeous mountain scenery.

### Equipment & Features



#### Basic equipment

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



#### First supply

- Toilet paper
- Soap
- shampoo
- Nespresso capsules



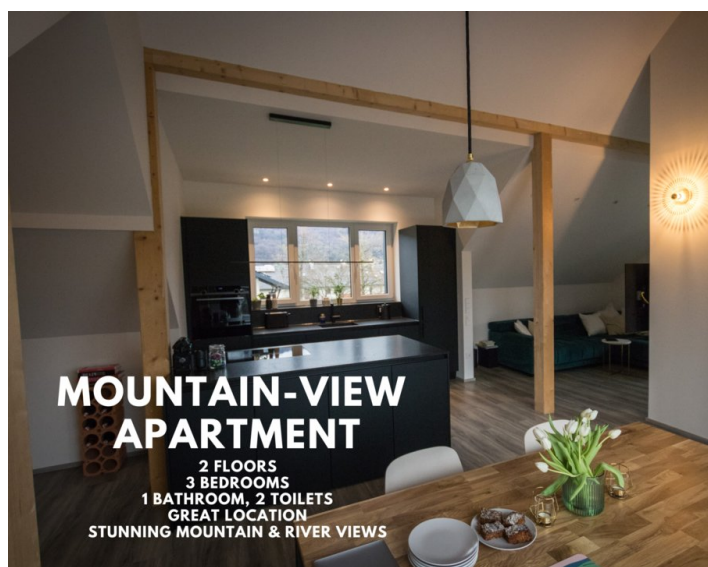
#### Kitchen

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

## Informations

- Suitable for children
- Desk/Workplace
- Regular cleaning free of charge
- Smoking not allowed
- Pets forbidden
- Bicycle room free of charge

## Picture gallery



## BATHROOM & TOILET

7 M2  
BIG WALK-IN SHOWER  
WASHING MACHINE  
SEPARATE TOILET



## Infrastructure

- 📍 The city of Salzburg is a 20-minute walk away or 5 minutes on a bike.
- 🚌 The bus stop with connection to the city of Salzburg is a 5-minute walk away.
- 🛒 The nearest grocery supermarket (Spar Daniela) is a 5-minute walk away.
- 🚗 Salzburg Airport is 20 minutes away by car.
- 🚆 The Aigen train station is about a 10-minute walk away and is connected to the S-Bahn network of the city of Salzburg.

The flat is located directly on the Salzbach. There is a cycle path on the right and left banks of the Salzach, which leads directly into the city of Salzburg in just a couple of minutes. The nearest grocery store, pharmacy and bus stop are only a 5-minute walk away.



## Location

