



3 ROOM APARTMENT, 5020 SALZBURG

# Rooftop terrace apartment

Object number: PHOP1

[View and rent online](#)

Period	21/12/2025 - 21/01/2026
Number of persons	2
Total incl. VAT.	€ 3.387,75
Security deposit	€ 2.500,00

Attractive 3-room apartment with 119 m² of living space on the 4th floor with lift to the apartment. Absolutely central in the Elisabeth suburb! Inner courtyard balcony, 7 m² dream terrace facing SW, 1 garage + 2 private parking spaces



**Living space**

119m²



**Maximum occupancy**

5 Persons



**Complete accommodation**

1 Private bathroom 2 Separated bedrooms 1 Living-Sleepingroom



**4. floor**

Elevator available



**Check-in**

14:00 - 19:00 Clock



**Check-out**

07:00 - 14:00 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)

### Living and sleeping



1x Sofa bed (2 persons)

## Descripton of accommodation

The accommodation will be brand new furnished in December 2023 and will be ready to rent from January! The pictures will be updated as soon as possible!

The 3-room flat "Rooftop" - on one level with a usable living space of over 119 m<sup>2</sup> - promises the most pleasant moments thanks to its ambience: let your gaze wander into the distance from the roof terrace, enjoy the sunset, enjoy the view from one of the 2 balconies with a cosy cup of tea.

Here you are surrounded by magnificent views in all directions.

The lift takes you directly to the flat, where you are greeted by the impressive ceiling height of the entrance hall. The lift takes you directly to the flat, where you are greeted by the impressive ceiling height of the entrance hall. The accommodation is virtually barrier-free - just one step to the lift. Only the roof terrace is accessed via the step shown in the pictures.

In the living area with charming sloping ceilings and the open-plan kitchen, a staircase leads you to the rooftop terrace, from where you can enjoy an all-round view over Salzburg.

The bathroom includes a double washbasin with vanity unit, a very spacious shower and bathtub as well as a washing machine installation specially made by the carpenter.

From the cooking island to the wine fridge - the modern kitchen is a culinary delight.

The flat is equipped with air conditioning.

The 2 practical attics in the flat offer plenty of storage space.

A garage and 2 private outdoor parking spaces are available for your four-wheeled friends.

The flat has an approx. 13 m<sup>2</sup> heated cellar.

### Features

Number of balconies: 2.00

Number of terraces: 1.00

Balcony/terrace area: 7.32 m<sup>2</sup>

Suitable for shared flat

Bathroom with shower and bathtub

Floor: Tiled floor

Floor: Parquet floor

Heating: Central heating

Heating type: District heating

Floor space

Cellar area: 13.30 m<sup>2</sup>

### Additional information

Number of floors: 4

Car parking space available: 2

Garage spaces: 1

Number of bedrooms: 2.00

Number of living rooms / bedrooms: 1

Number of bathrooms: 1.00

Number of parking spaces: 3

## Equipment & Features



### Basic equipment

- Balcony
- Internet/Wifi
- TV
- Bedclothes
- Private toilet
- Garage
- Vacuum cleaner
- Cleaning utensils
- Roof-terrace
- Music system/docking station
- Private washing machine
- Towels
- Private parking space
- Aircondition
- Iron & ironing board
- Hairdryer



### First supply

- Toilet paper
- Soap



### Kitchen

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

## Informations

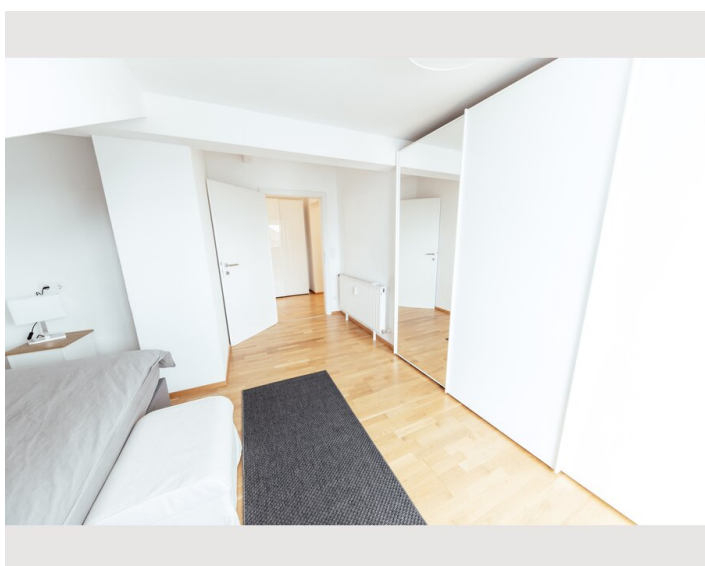
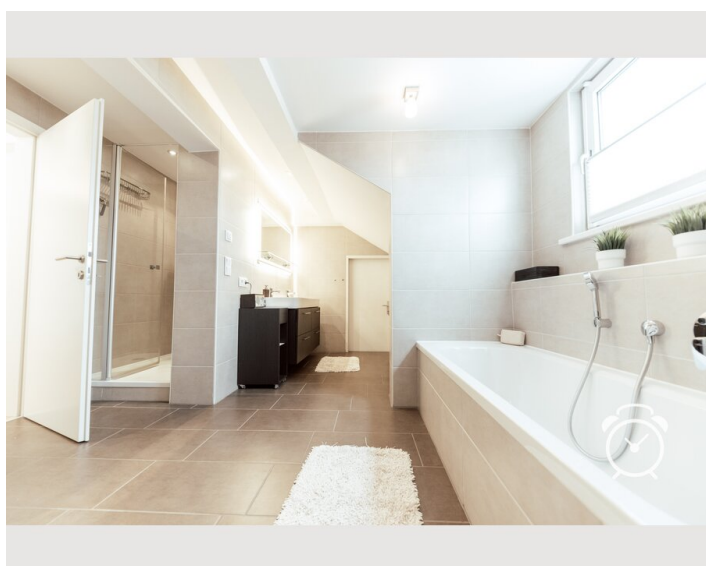
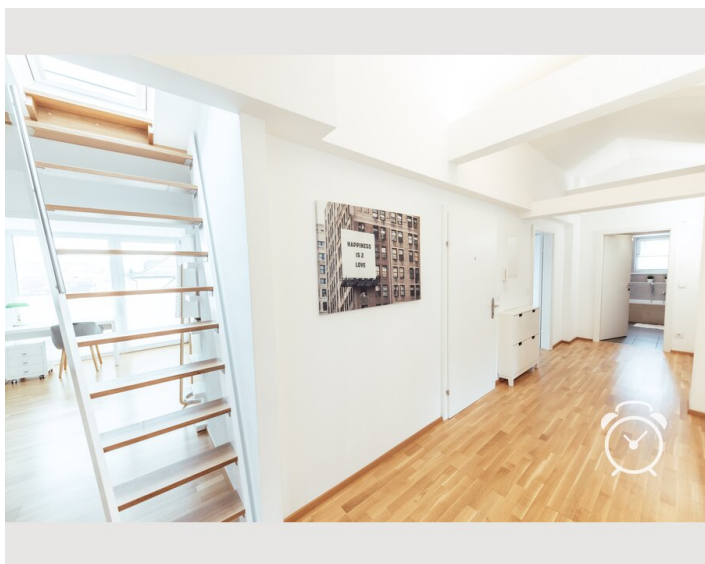
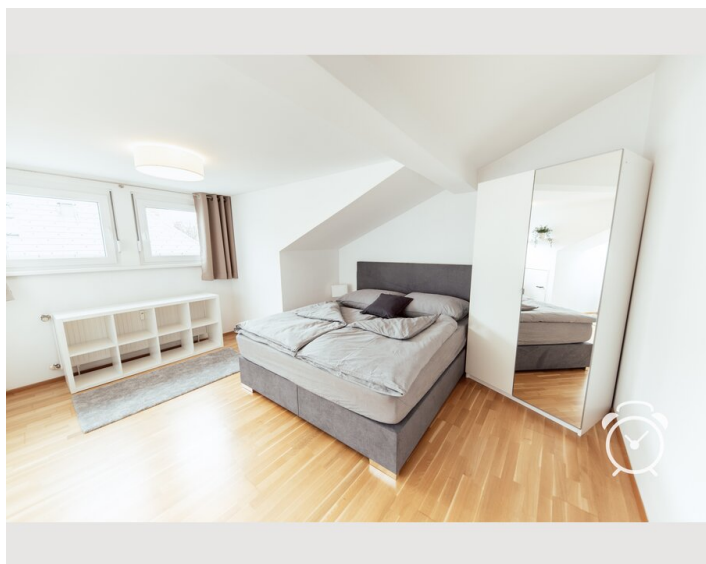
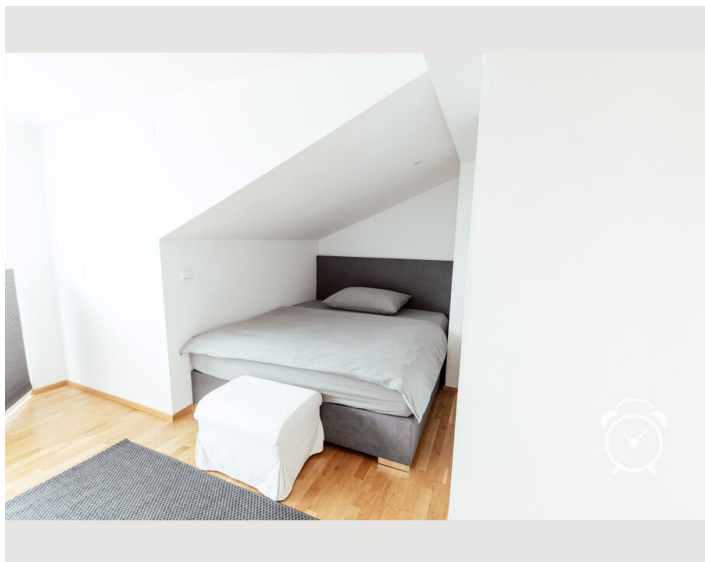
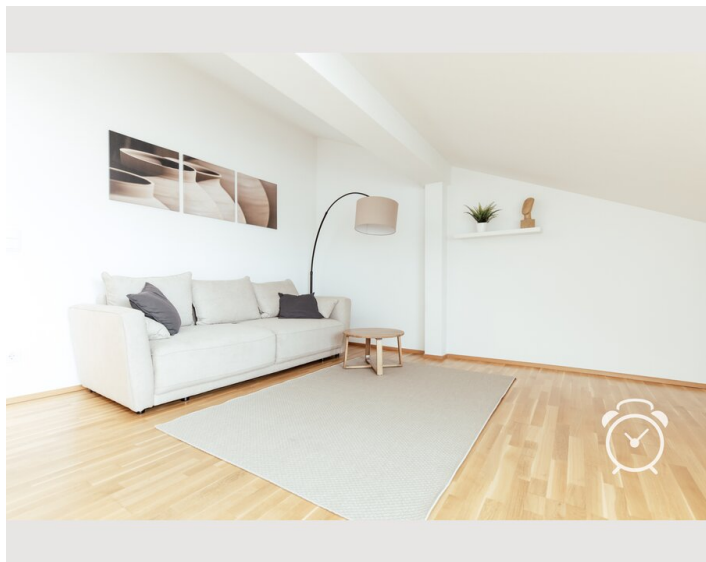
- Suitable for construction workers
- Smoking not allowed
- Private entrance
- Regular cleaning at extra cost
- Suitable for children
- Desk/Workplace
- Pets forbidden
- Bicycle room free of charge

## Additional services

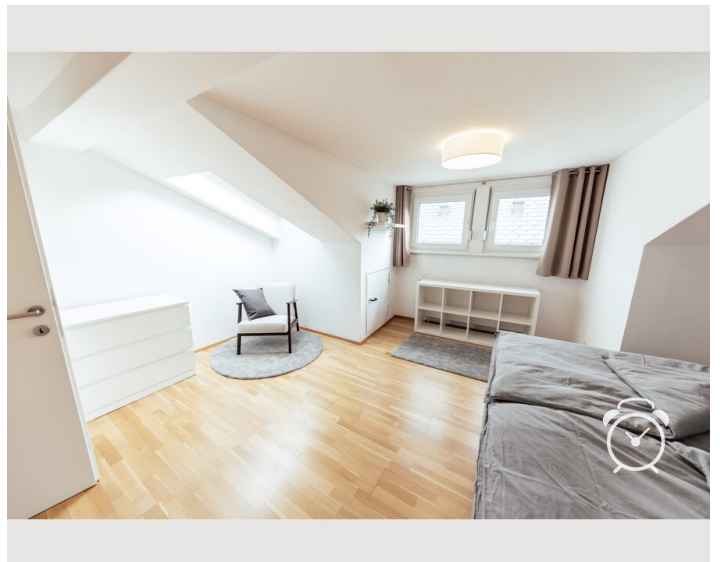
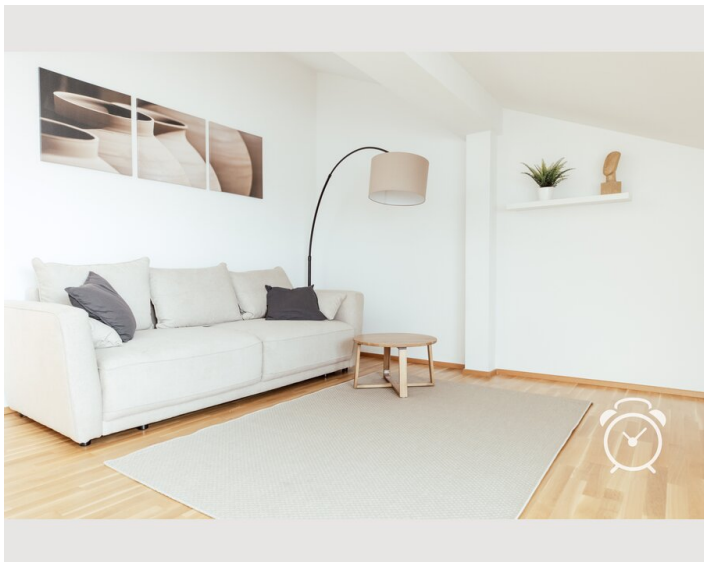
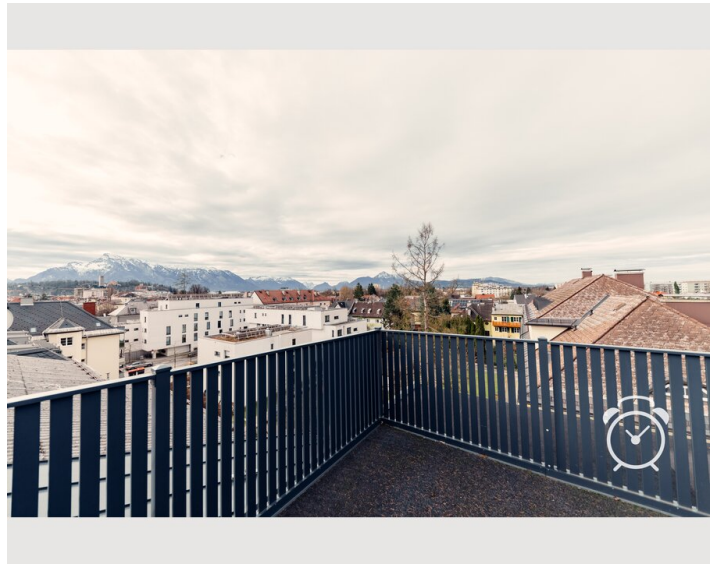
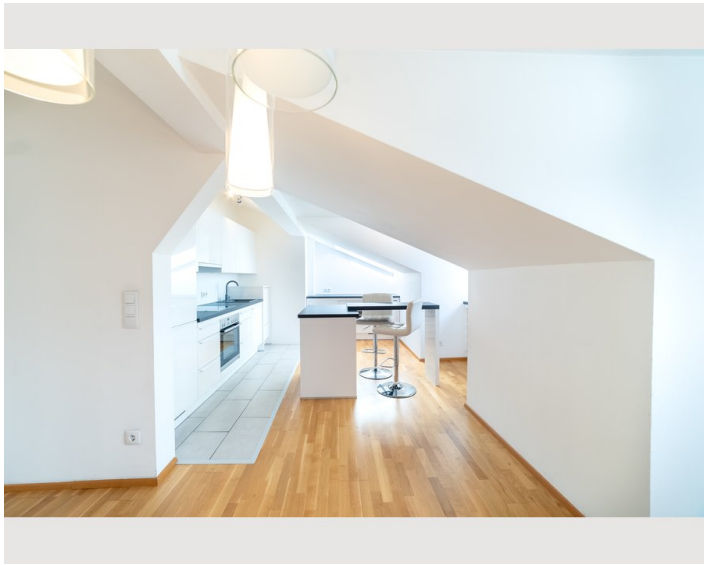
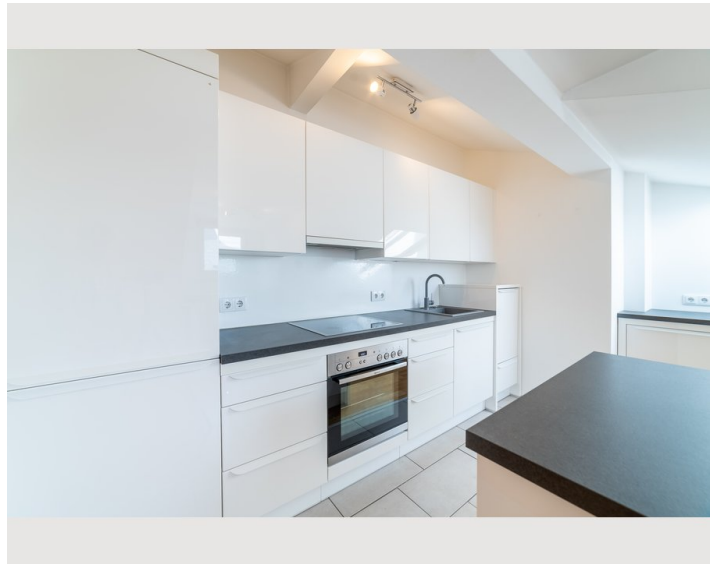
- Total for garage against payment + 2 parking spaces against payment (€ 150,00)

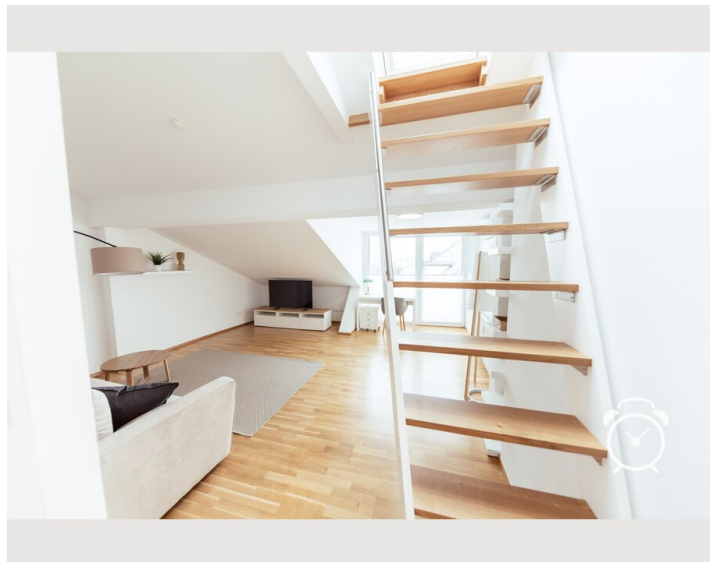
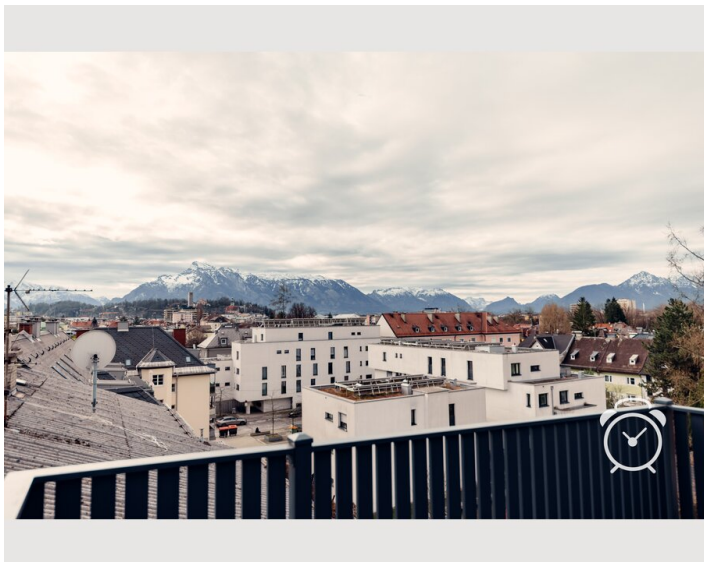
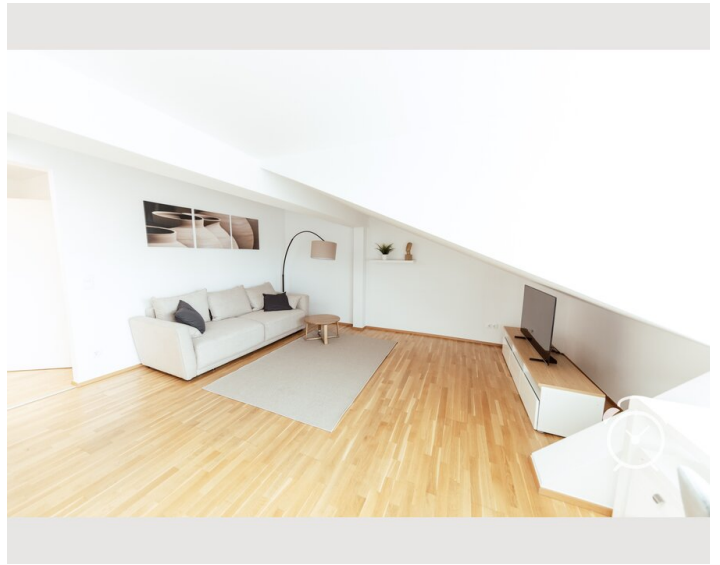
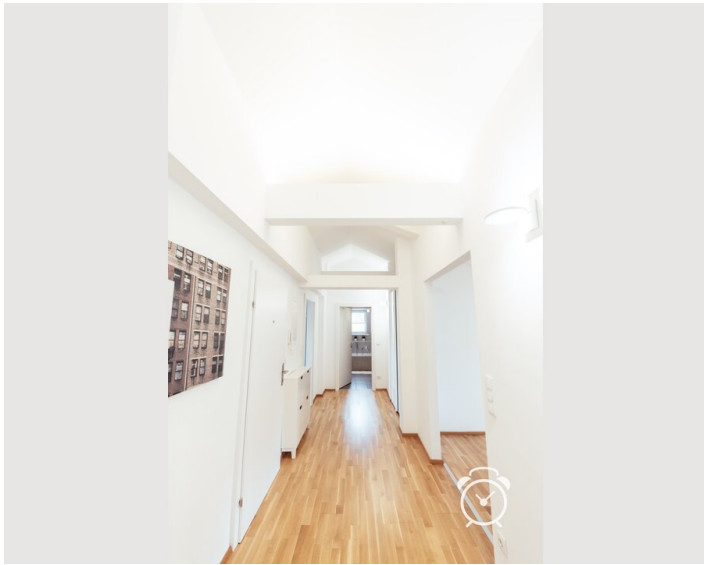
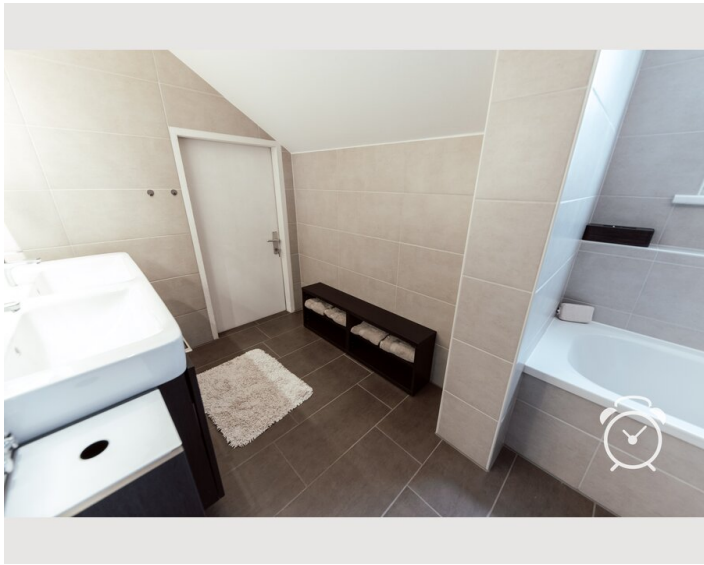
All prices are gross per month - billing is done directly with the lessor.

## Picture gallery

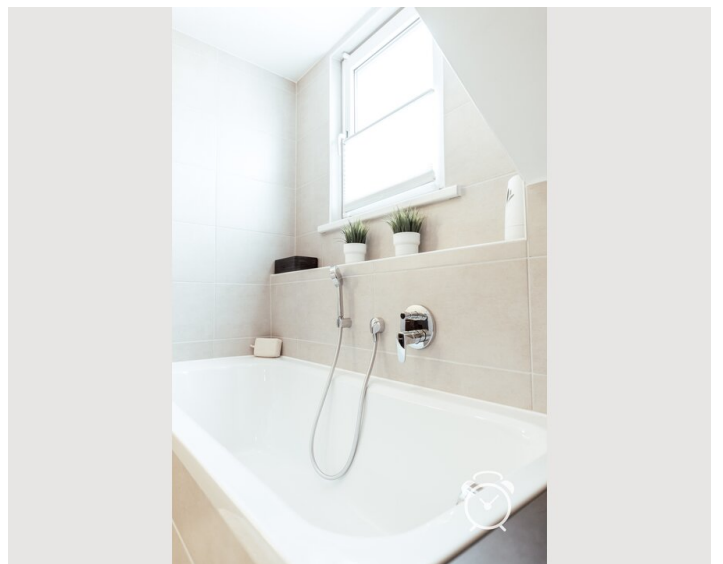
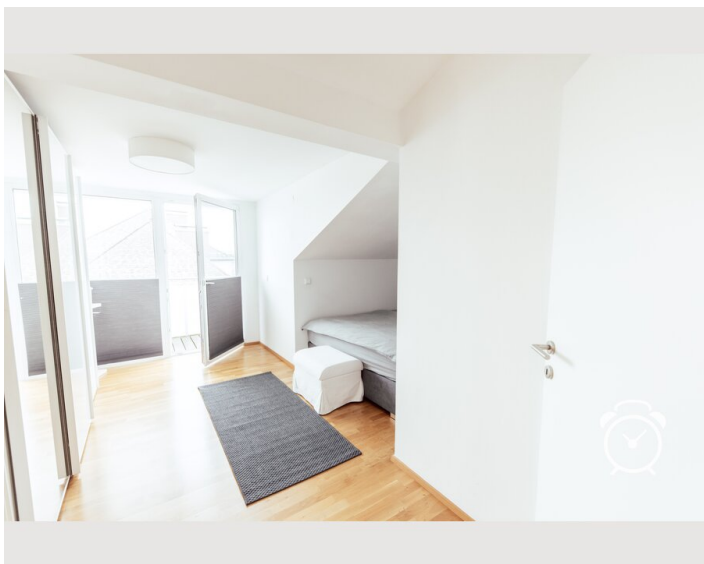
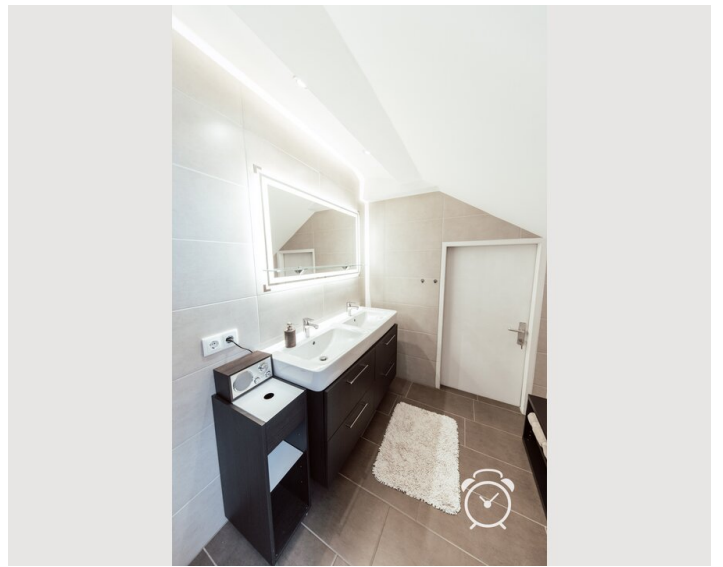
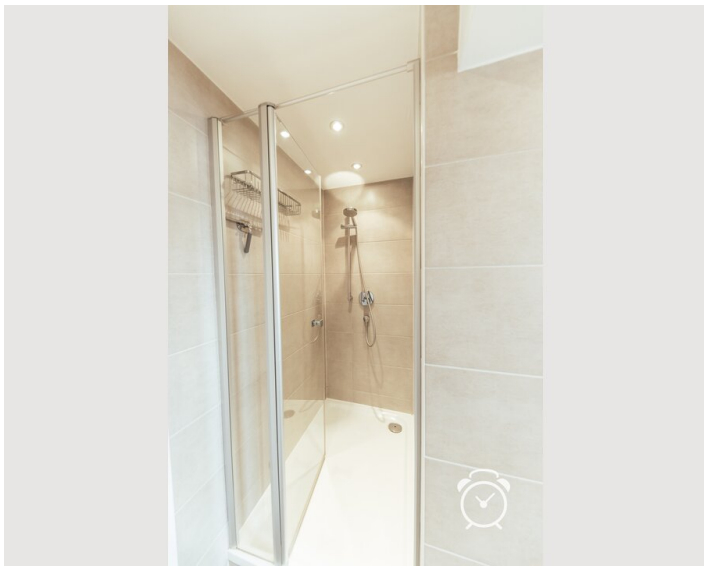
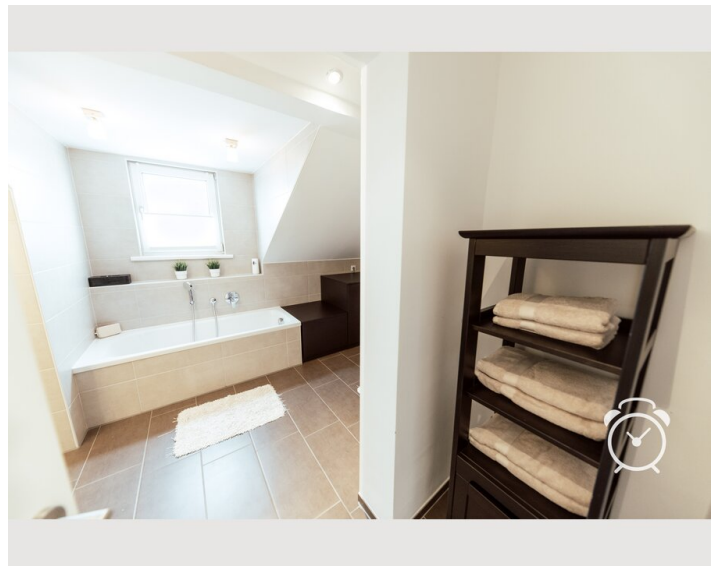
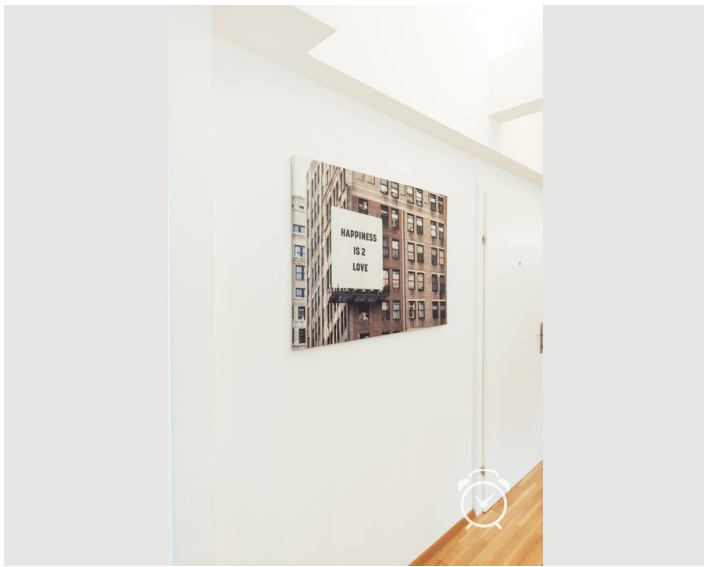




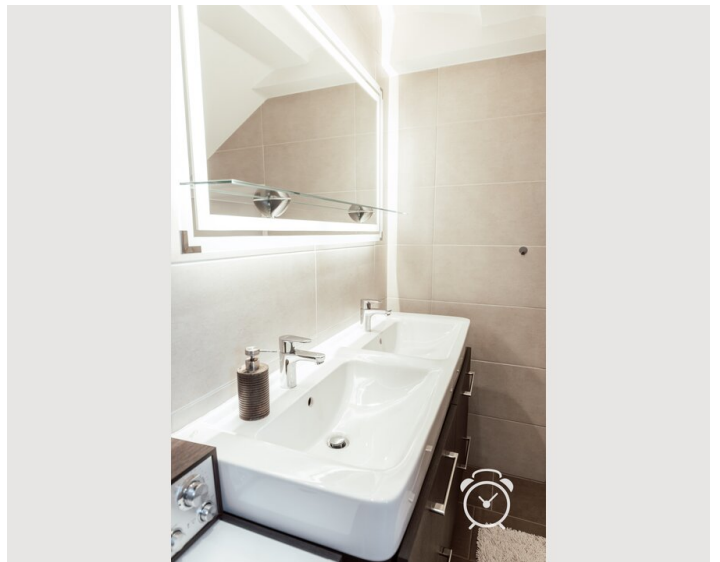
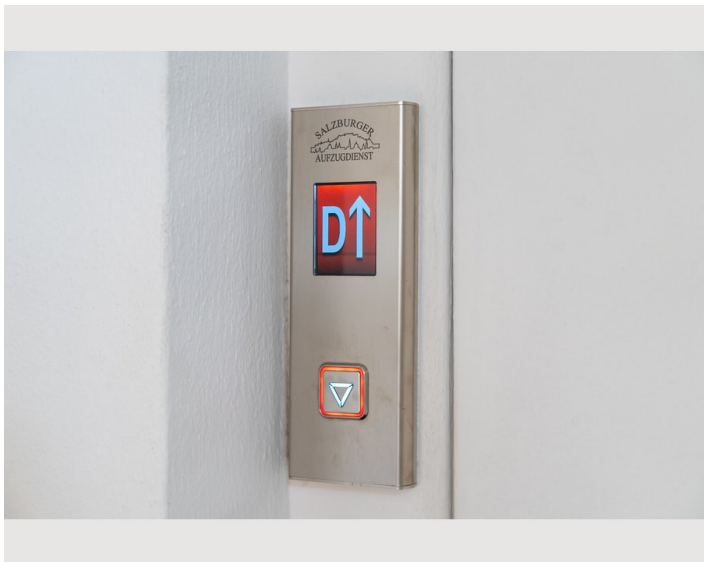
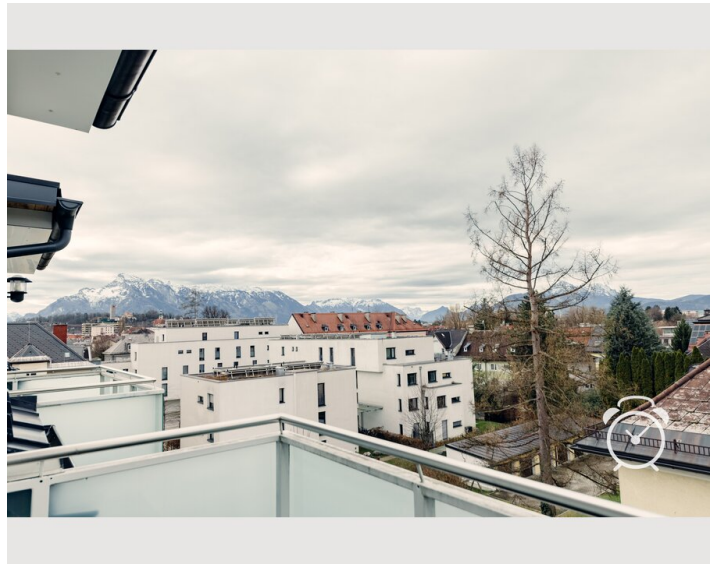


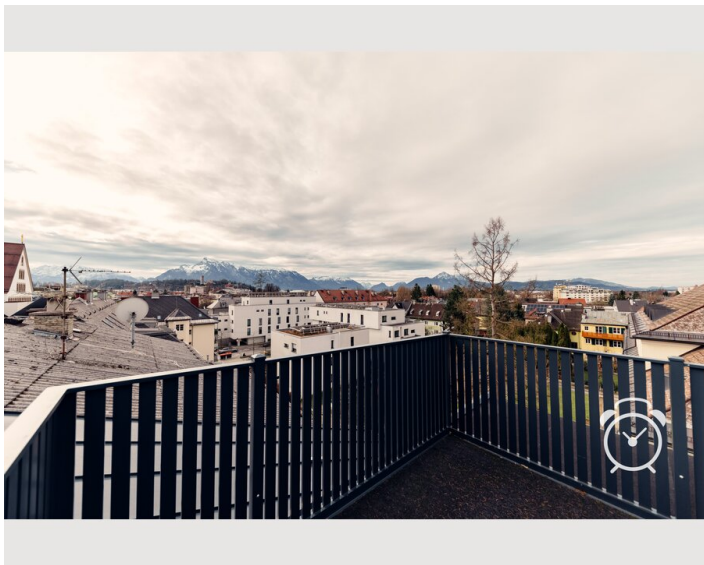
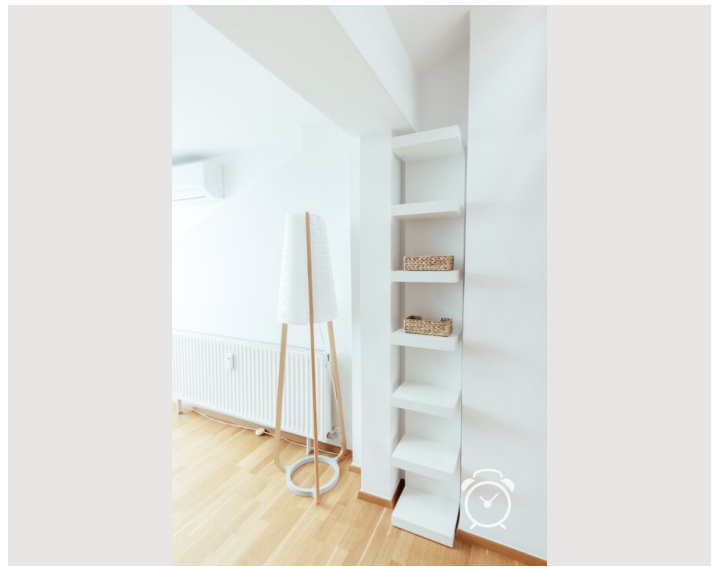
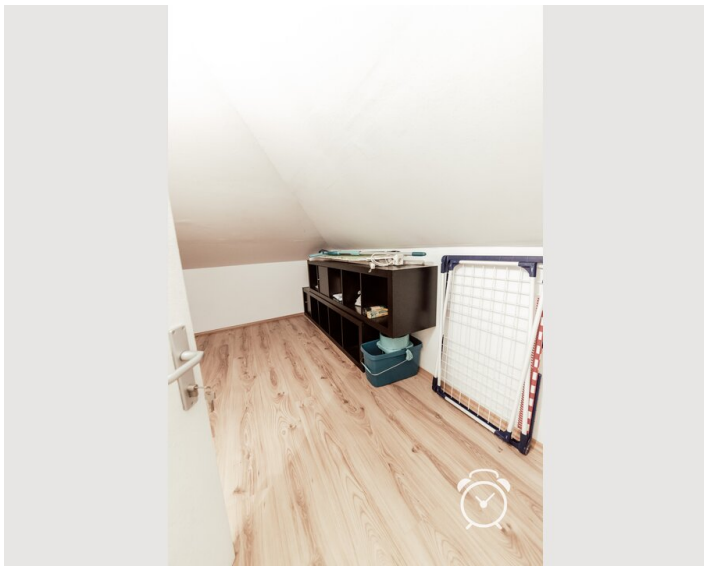












## Video

Goto Video



### Infrastructure



walking distance within 7 min.



walking distance within 7 min.



walking distance within 20 min.

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#### Location

Elisabeth Vorstadt - you can stroll from this district with its urban character, numerous residential buildings and relaxed villa complexes with lots of greenery along the Salzach river in just a few minutes and you will reach Salzburg's old town.

During your walk, you have the Müllner church, Mönchstein Castle, the fortress and the mountains on the horizon in view. The advantages of the district in the north of the old town near the historic village of Itzling include good infrastructure with a number of small shops, a functional two-storey shopping centre and numerous schools nearby. Bus stop, train station, Kiesel shopping centre within walking distance, quickly in the centre, local recreation on Josef-Maiburger-Kai, good connections to the cycle path network in Salzburg.



## Location

