

3 ROOM APARTMENT, 5020 SALZBURG

## Beautifully centrally located, quiet 3-room apartment with 3 balconies and a direct view of Gaisberg and Salzach

Object number: REIZ1

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Living in the heart of Salzburg. Quiet 3-room apartment right next to the Künstlerhaus on the Salzach. Fully equipped three rooms, a bathroom and a toilet as well as 3 balconies and your own parking space are waiting for you.

<b>Period</b>	21/12/2025 - 21/01/2026
<b>Number of persons</b>	2
<b>Total</b> incl. VAT.	€ 2.837,32
Security deposit	€ 2.100,00



### Living space

64m<sup>2</sup>



### Maximum occupancy

4 Persons



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

1 Private bathroom 2 Separated bedrooms 1 Living-Sleepingroom



### Ground floor



### Check-in

12:30 - 18:30 Clock



### Check-out

10:00 - 12:30 Clock

## Sleeping options

### Sleeping room



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

### Living and sleeping



1x Sofa bed (2 persons)

## Descripton of accommodation

The apartment consists of three separately accessible rooms. Through the hallway you turn left into the first bedroom. Absolutely quiet location with a view of the Salzach. Back in the hallway through the next door you come into the living room. Here you will find a comfortable couch area that can be quickly converted into a 2-bed sofa bed. This means you can comfortably read and watch TV as well as sleep here. The living room has a balcony with a view of the Salzach. After the bathroom with shower tray and washing machine and the toilet, you come to the fully equipped kitchen with a small dining area and balcony. In addition to a dishwasher, an induction hob, there is also a coffee machine, a kettle and all cooking utensils. In the dining room, in addition to the view of the Gaisberg, you will find a spacious dining table and a comfortable reading chair. Here you also have access to your own balcony.

## Equipment & Features



### Basic equipment

- Balcony
- TV
- Bedclothes
- Private toilet
- Garage
- Cleaning utensils
- Music system/docking station
- Private washing machine
- Towels
- Private parking space
- Vacuum cleaner
- Hairdryer



### First supply

- Toilet paper
- Nespresso capsules
- Soap



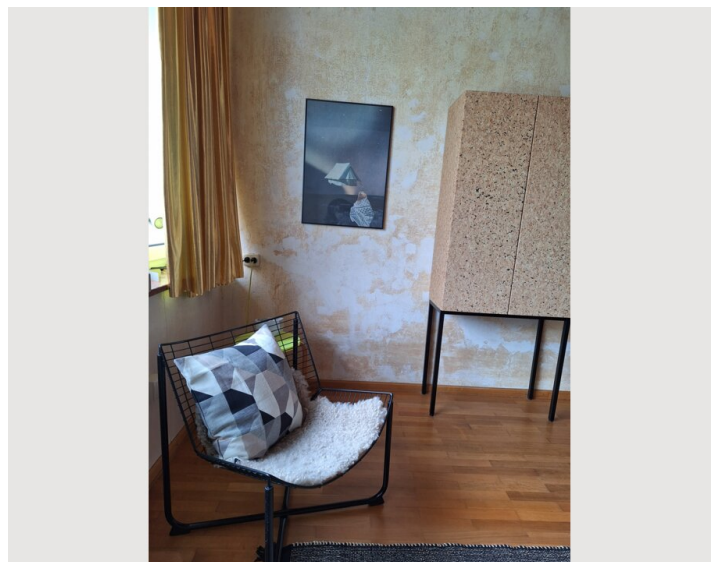
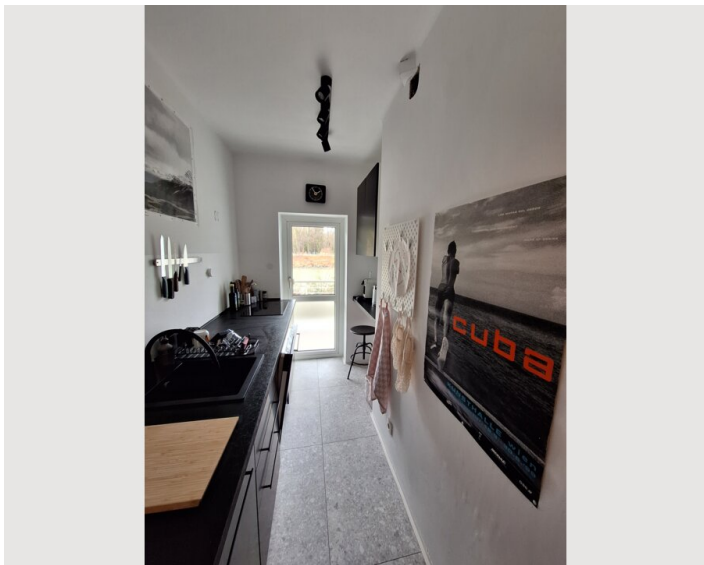
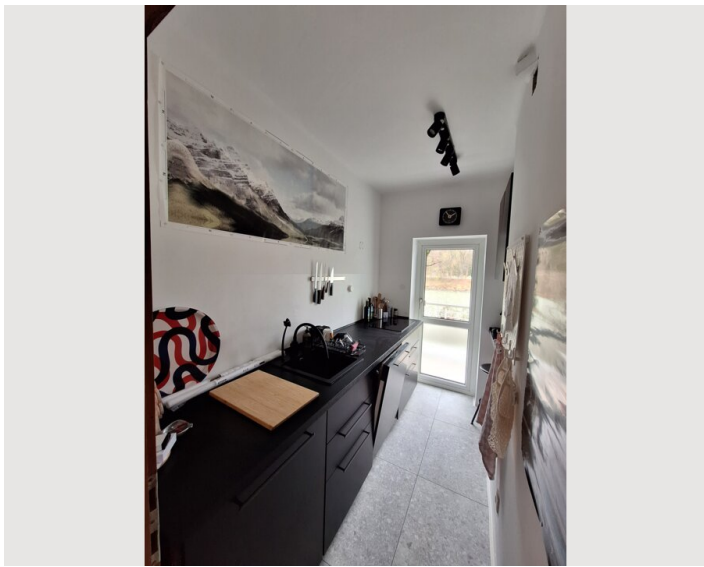
### Kitchen

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

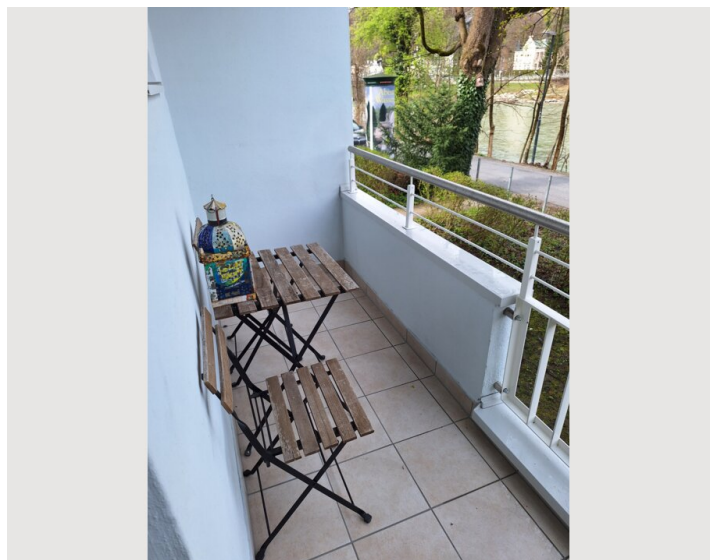
## Informations

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

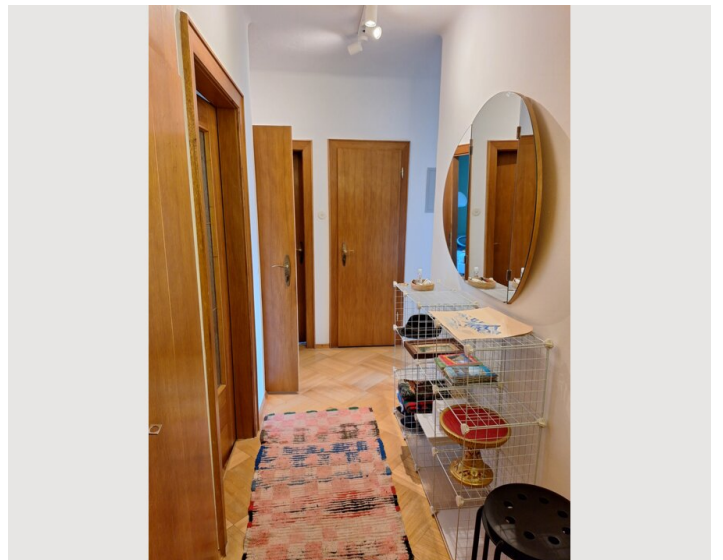
## Picture gallery













### Infrastructure



Bus station Künstlerhaus



In 5 minutes you can walk along the Salzach right into the city center



You will find a well-equipped supermarket within a 7-minute walk. Also within walking distance is a 24-hour gas station that has its own grocery shop

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The apartment is centrally located and absolutely quiet in the heart of Mozart's city. Reachable via 5 bus lines in about 15 minutes from the main train station. A footpath along the Salzach takes you to the city center within 5 minutes. In addition to restaurants, there are also bars and nightclubs here. 300 meters from the apartment there is a cozy coffee shop and also an excellent Italian and a vegan restaurant. Right next to the house you will find exhibitions all year round in the artists' house.



## Location

