

2 ROOM APARTMENT, 5020 SALZBURG

## Spacious, quiet and secluded attic apartment in Parsch with terrace

Object number: CALM1

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High-end attic apartment in Parsch, absolutely quiet and secluded, with a roof terrace offering views of the Alps and the fortress. Located at the foot of the Gaisberg mountain, surrounded by greenery, a 25-minute walk or 10-minute bikeride to center

<b>Period</b>	03/05/ - 03/06/2026
<b>Number of persons</b>	2
<b>Total incl. VAT.</b>	€ 2.612,91
<b>Security deposit</b>	€ 2.000,00



### Living space

84m<sup>2</sup>



### Maximum occupancy

4 Persons



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

1 Private bathroom 1 Separated bedroom 1 Living-Sleepingroom



### 3. floor



### Check-in

15:00 - 21:30 Clock



### Check-out

09:00 - 12:00 Clock

## Sleeping options

### Sleeping room



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

### Living & Sleeping



1x Sofa bed (2 persons)

## Descripton of accommodation

This apartment is located in the Parsch district in the 3rd floor of a historic house dating back to 1911.

A curved wooden staircase leads to a full 84 m<sup>2</sup> living area.

The living room is equipped with a pull-out sofa bed. An open fireplace creates a cozy, pleasant atmosphere.

From the south-facing terrace, you can enjoy breathtaking views of the Alps and part of the famous Salzburg Fortress.

The dining area is furnished with a solid wooden table that can be easily extended (for up to 10 people).

The kitchen is functional and fully equipped. You can enjoy a quick breakfast at the breakfast bar.

The bedroom, bathroom, and toilet are individually accessible and located at the rear of the apartment.

The bedroom is spacious. The bed measures 180 x 200 cm. There is a closet for your clothes and a small sofa bed for your use.

The bathroom is light-tiled, has a window, and is equipped with a large bathtub and a washing machine.

The apartment is very welcoming, flooded with light thanks to 13 skylights, and completely secluded. The loft-like character is further emphasized by the four-meter-high middle floor.

Two custom-made wooden ceiling fans (operated by remote control) ensure optimal air circulation. The floor, except for the bathroom and toilet, is covered with high-quality parquet.

## Equipment & Features



### Basic equipment

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



### Fireplace

- Open fireplace
- Tiled stove



### First supply

- Toilet paper
- Soap
- shampoo



### Kitchen

- Private kitchen
- Dishwasher
- Glasses/Tableware

## Informations

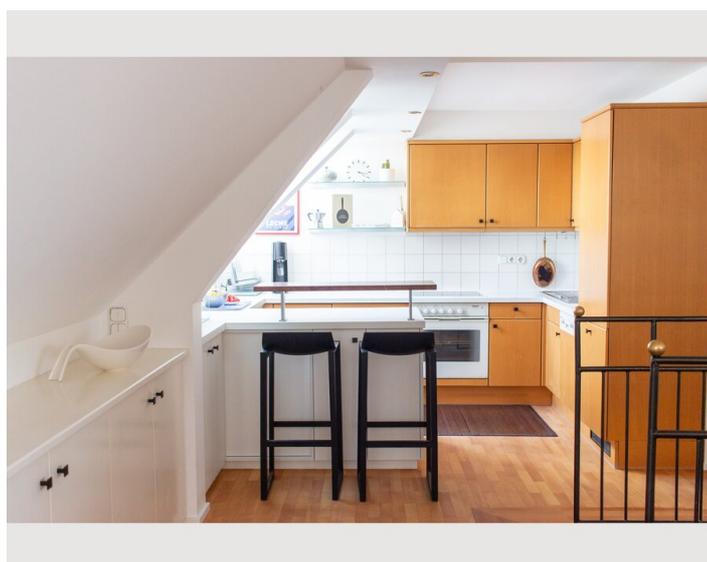
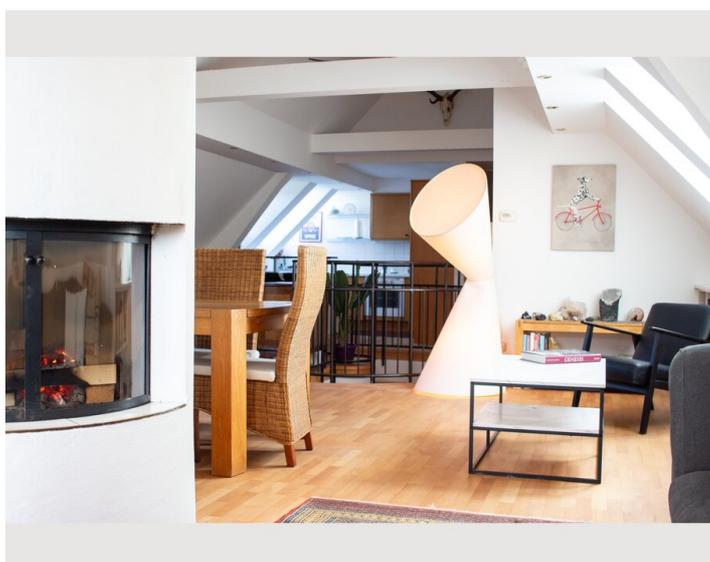
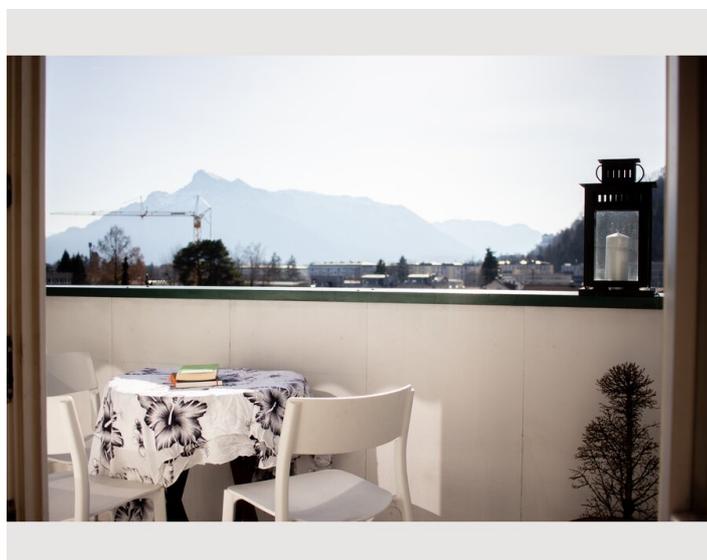
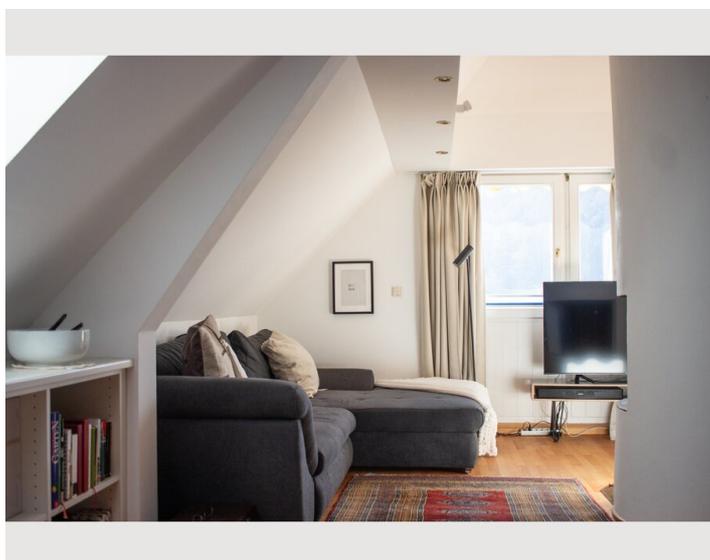
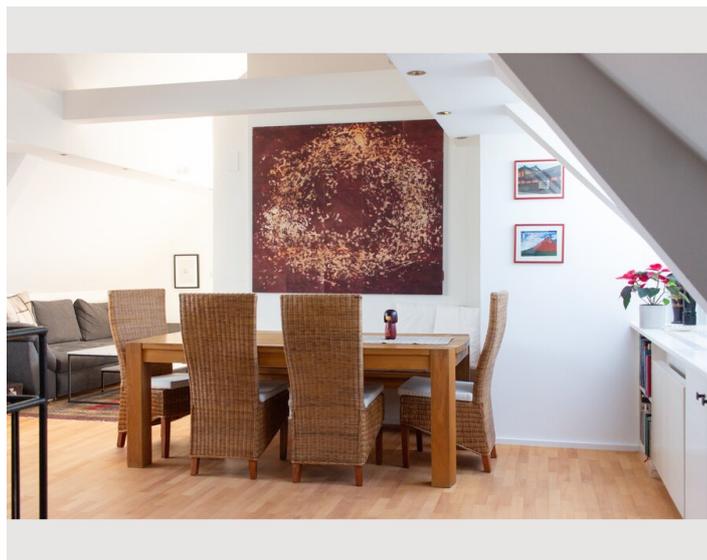
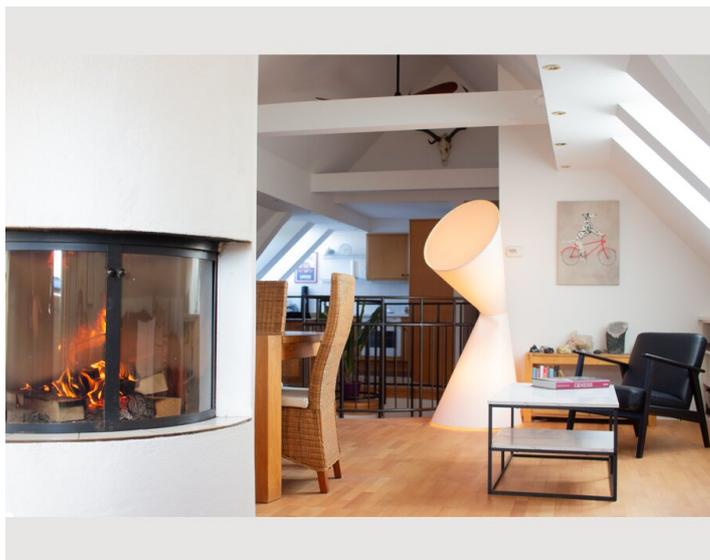
- Smoking not allowed
- Regular cleaning at extra cost
- Free short-term parking zone

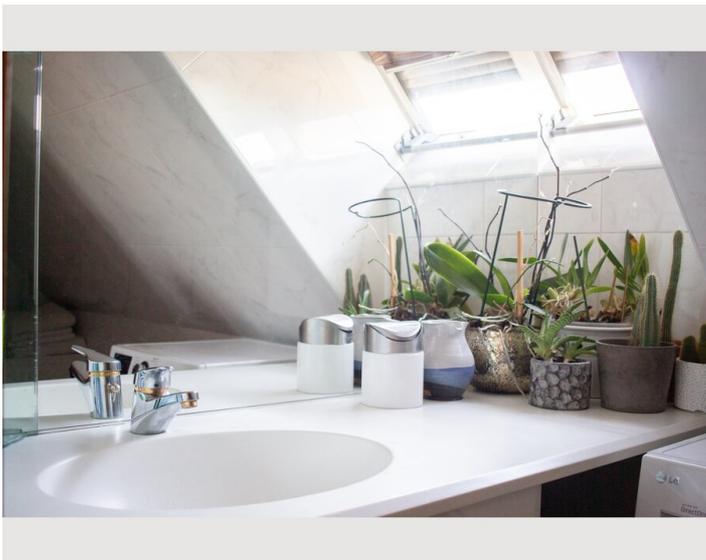
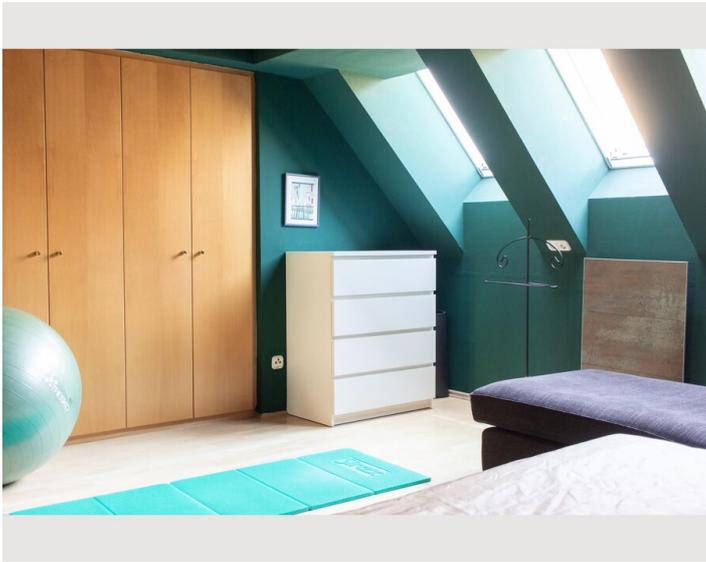
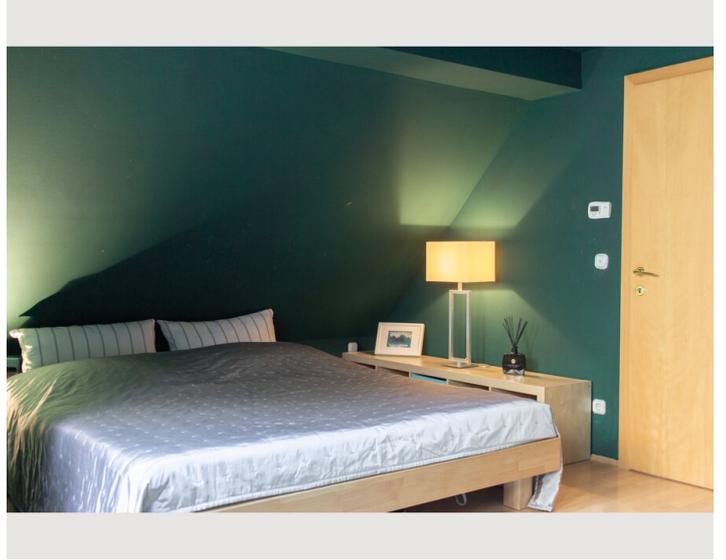
## Additional services

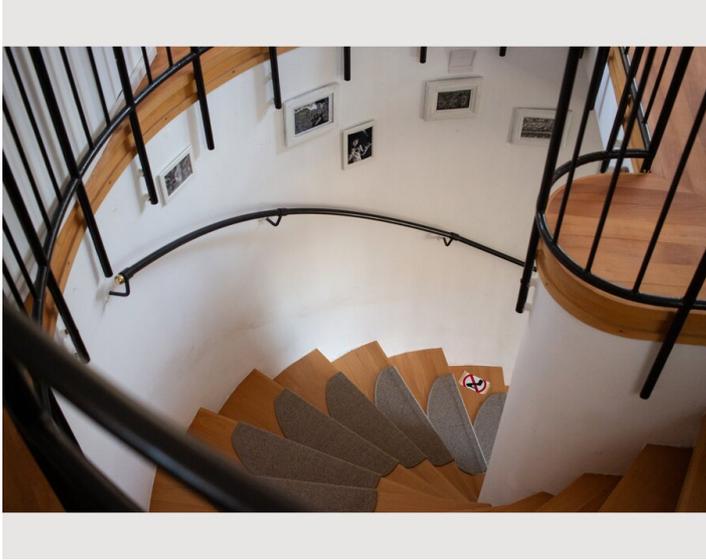
- two bicycles at your disposal (€ 0,00)

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

## Picture gallery







### Infrastructure

📍 25 min walking, 10 min bike (available), or 15 min Busride (Line2) 🚌 5 min

🏠 700m

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25-minute walk to the city center, 10 minutes by bike, or 15 minutes by bus (no transfers, <5 minutes to the stop).

Private parking in front of the house.

Supermarket and shopping center nearby (700m).

Hiking trails on Gaisberg and Kühberg are 3 minutes away.

Park and café are 600m away.

Two bicycles are available upon request.

## Location

