



STUDIO APARTMENT, 5020 SALZBURG

## Studio apartment, green quiet location in the city with excellent S-Bahn connection

Object number: STEP1

[View and rent online](#)

Feel at home in this cozy and practical corner apartment with loggia, which offers both, urban infrastructure and a quiet green location with a view of the Gaisberg.

<b>Period</b>	25/07/ - 25/08/2025
<b>Number of persons</b>	2
<b>Total incl. VAT.</b>	€ 1.833,69
<b>Security deposit</b>	€ 1.400,00



### Living space

33m²



### Maximum occupancy

2 Persons



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

1 private bathroom 1 Living-Sleepingroom



### 2. floor



### Check-in

11:00 - 19:00 Clock



### Check-out

00:00 - 11:00 Clock

## Sleeping options

### Living and sleeping



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

## Description of accommodation

The apartment, newly renovated and furnished in May 2025, is located in the Salzburg district of Parsch, a sought-after residential area known for its tranquil atmosphere and proximity to nature. The location offers an ideal combination of urban amenities and living close to nature.

The corner apartment is on the second and top floor, guaranteeing peace and quiet. It faces east and offers a wonderful view of the Gaisberg. Watch the paragliders and hang-gliders while enjoying a coffee or working.

### Layout:

Upon entering the apartment, you'll find a small entrance hall with a practical built-in closet/wardrobe. A private washing machine is also installed here. From the entrance hall, you'll enter the bathroom with a bathtub, toilet, and vanity. The bathtub can also be used as a shower, as there is a real glass shower screen. To the left is the bright living/bedroom with a 140cm-wide box spring bed, couch and table, sideboard and TV, and a full-length mirror. Wi-Fi and cable TV are included. A practical room divider visually separates the two areas. Enjoy your time on the glazed loggia, where you can naturally open the large windows for a true balcony feeling. The kitchen, to the right of the living/bedroom, is separate but open and equally rich in natural light and fresh air. A solid basic set of dishes and kitchen utensils, a (capsule) coffee machine, microwave, toaster, tea kettle, etc. is provided.

The opposite train track is not at all disturbing and barely noticeable, even with the soundproof windows open. All exterior windows have fully blackout blinds.

Due to its east-facing location (morning sun), the apartment promises no overheated rooms even in midsummer, saving on air conditioning.

Common areas in the basement offer a hobby room, laundry room, drying rooms, and bicycle storage.

## Equipment & Features



### Basic equipment

- Loggia
- TV
- Community washing machine
- Bedclothes
- Private toilet
- Vacuum cleaner
- Cleaning utensils
- Internet/Wifi
- Private washing machine
- Community dryer
- Towels
- Garage
- Iron & ironing board
- Hairdryer



### First supply

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



### Kitchen

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

## Informations

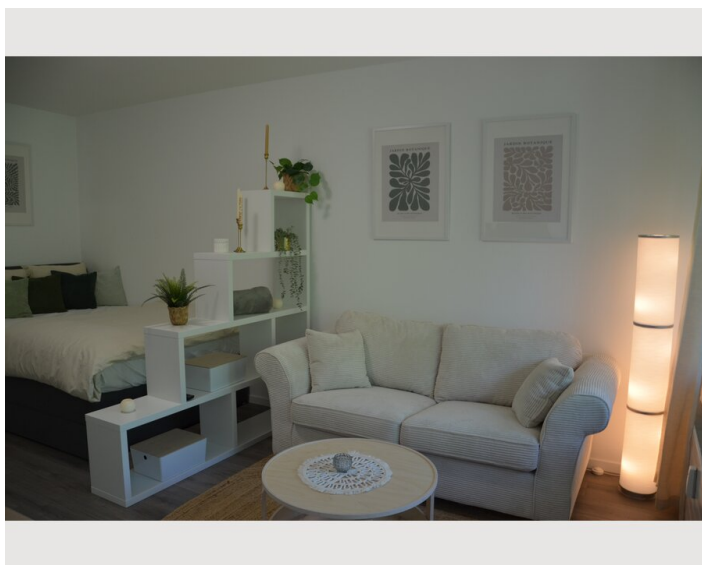
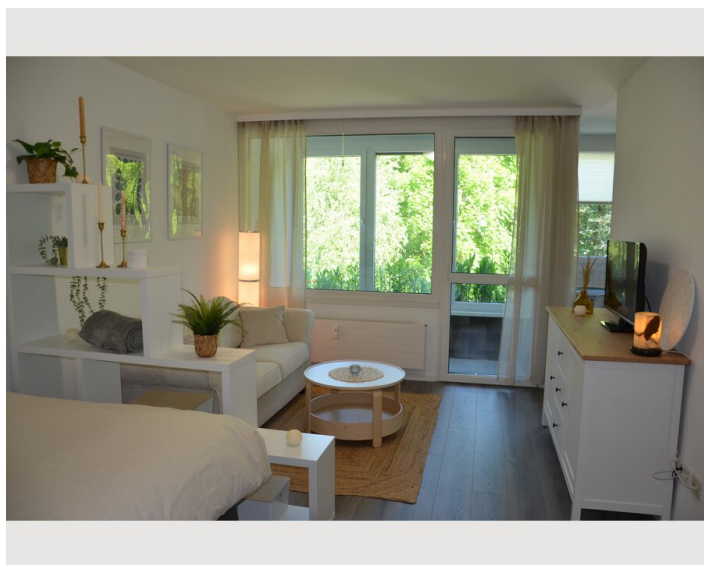
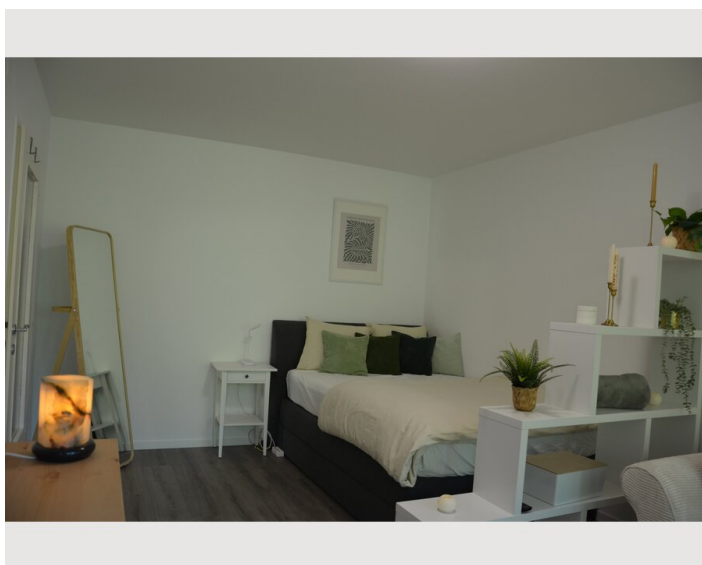
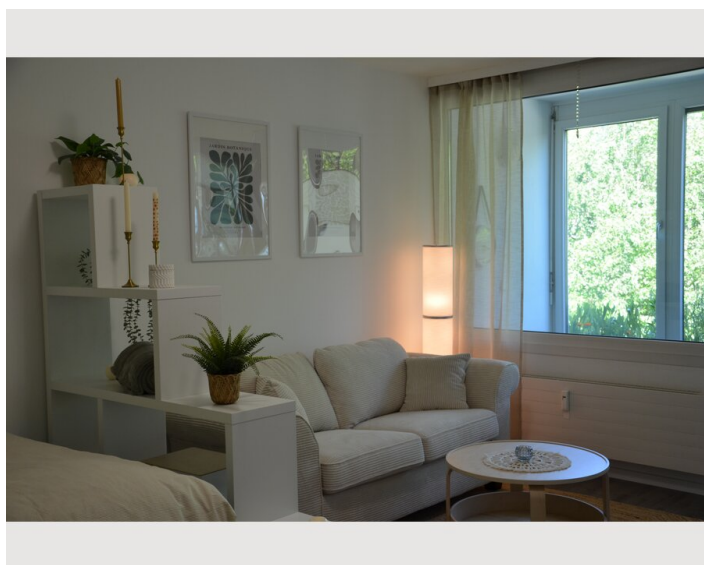
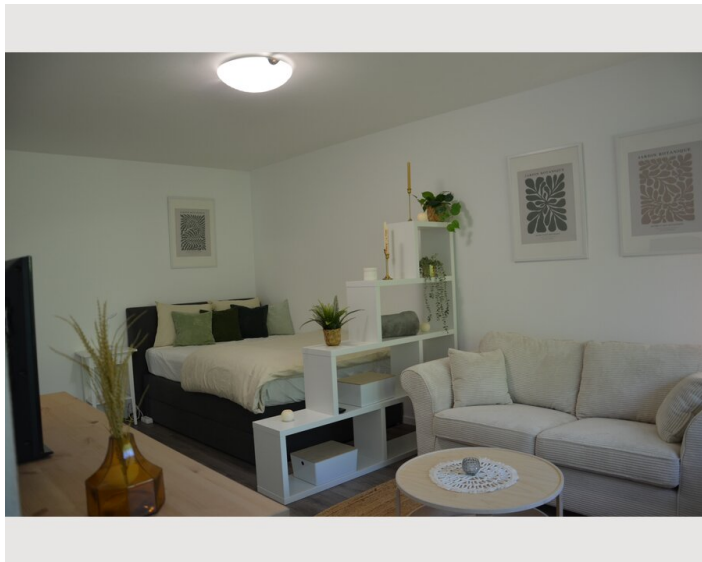
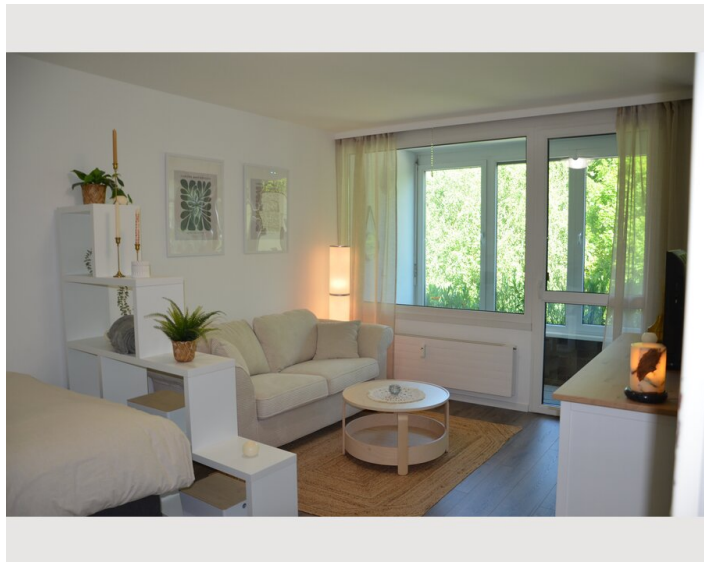
- Not suitable for children
- Short-term parking zone subject to a charge
- Pets on request
- Smoking not allowed
- Desk/Workplace
- Bicycle room free of charge

## Additional services

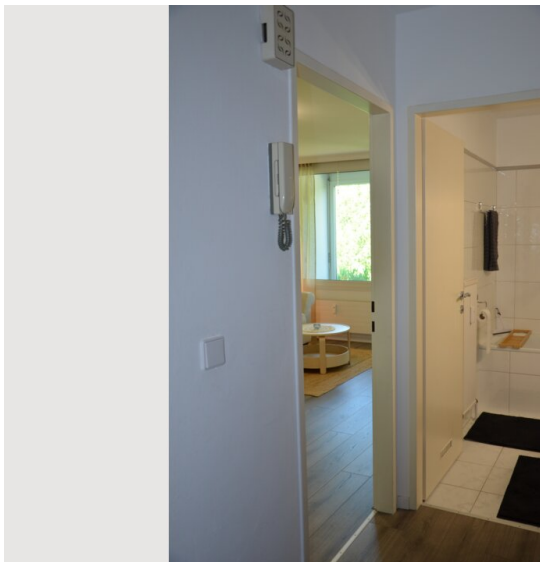
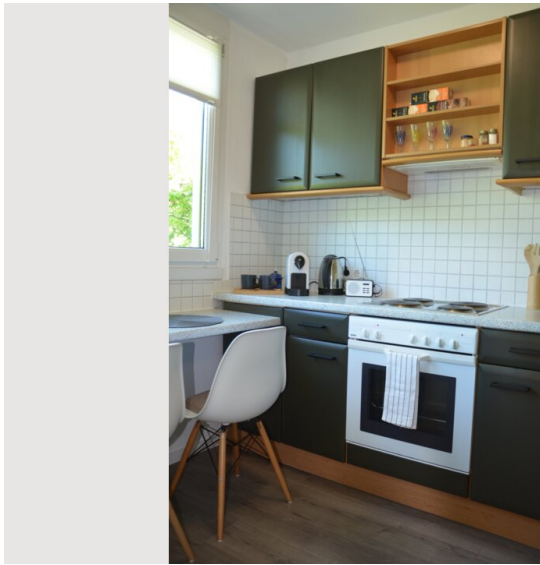
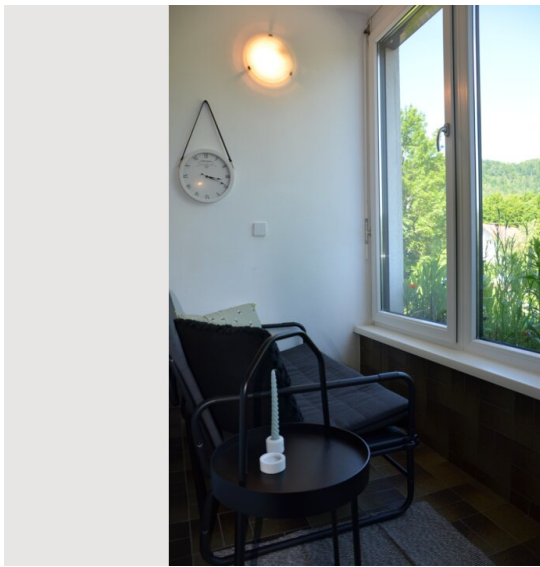
- underground parking space (€ 110,00)

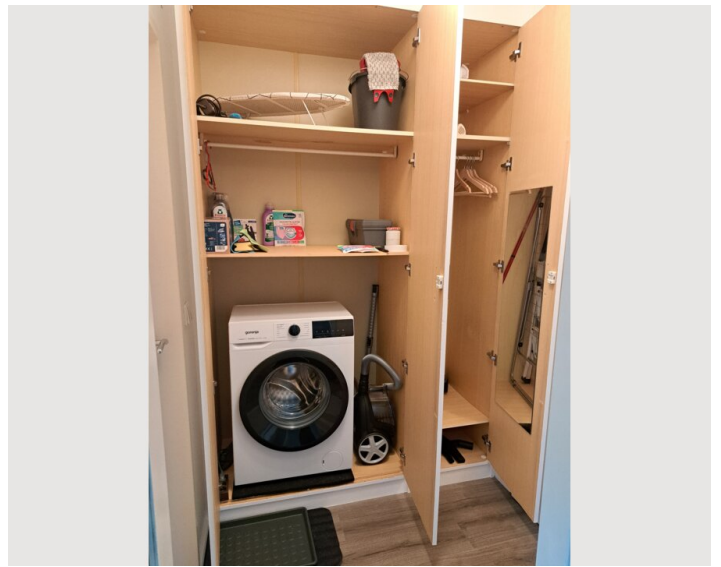
All prices are gross per month - billing is done directly with the lessor.

## Picture gallery









### Infrastructure

 500m walking distance

 2000m (old town) walking distance

 200m walking distance

 7100 (33 min with bus)

 500m walking distance

#### Transportation:

Public transport connections are excellent. Several bus stops are located in the immediate vicinity, providing quick connections to the city center and other parts of the city.

The Parsch S-Bahn station is just a few steps from the doorstep and provides quick access (2 stops) to the main train station or in the other direction, for example, to Hallein and further to Tyrol.

Bicycle paths are also available and lead quickly to the center, the most beautiful being along the Salzach River.

#### Shopping & Dining:

Several supermarkets, bakeries, and other shops are available in the area for everyday needs. Cozy cafes and restaurants nearby also invite you to linger.

#### Leisure & Recreation:

Nature lovers appreciate the proximity to the Kapuzinerberg and Preuschenpark, which are ideal for walks and sporting activities. The nearby Volksgarten park also offers a variety of recreational opportunities, including an outdoor pool and sports facilities.

#### Education & Culture:

Several educational institutions, including schools and kindergartens, are located in the area. The old town of Salzburg with its rich cultural offerings is also quick and easy to reach and offers museums, theaters and historical sights.

Location

