



4 ROOM APARTMENT AND MORE, 8990 BAD AUSSEE

## Ferienwohnung "Kaiserblick" Bad Aussee

Object number: KOLP2

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|                          |                            |
|--------------------------|----------------------------|
| <b>Period</b>            | 20/12/2025 -<br>20/01/2026 |
| <b>Number of persons</b> | 2                          |
| <b>Total</b> incl. VAT.  | € 2.270,82                 |
| Security deposit         | € 1.700,00                 |

Pure relaxation for body and soul in our beautifully situated "Kaiserblick" holiday apartment in Bad Aussee on the sunny slope! Treat yourself to a break in our spacious and lovingly furnished panoramic apartment in the beautiful Ausseerland region!



### Living space

70m²



### Maximum occupancy

5 Persons



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

1 Private bathroom 2 Separated bedrooms 1 Living-Sleepingroom



### 2. floor



### Check-in

16:00 - 22:00 Clock



### Check-out

09:00 - 11:00 Clock

## Sleeping options

### Bedroom 1



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

### Bedroom 2



2x Single bed

### Living and sleeping



1x Sofa bed (1 person)

## **Descripton of accommodation**

Pure relaxation for body and soul in our beautifully situated "Kaiserblick" holiday apartment in Bad Aussee on the sunny slope!

Treat yourself to a break in our spacious and lovingly furnished panoramic apartment in the magnificent Ausseerland region – located in Bad Aussee in the heart of Austria, just 16 km from the Loser mountain. The spacious 70 m<sup>2</sup> apartment has two separate bedrooms (master bedroom with a pine wall and a double bed measuring 1.80 x 2.00 m; children's/guest room with two pine single beds measuring 0.85 x 1.90 m each). The well-equipped kitchen includes a 4-burner electric stove with oven, refrigerator, dishwasher, microwave, two ovens/grills, a Cafissimo capsule coffee machine, a filter coffee machine, an electric kettle, and all kitchen utensils. The living room is furnished with a large dining area, a comfortable sofa bed, a sideboard with a flat-screen TV and stereo, a bookshelf, and a desk, including Wi-Fi. From the south-facing 14 m<sup>2</sup> terrace, you can enjoy the magnificent "Kaiserblick" (imperial view) of the Aussee mountains – Dachstein, Zinken, and Sarstein – in a sunny and quiet location. A parking space is available free of charge; a surcharge of EUR 100.00 per month applies for the carport. The apartment is close to the golf course and the Narzissenbad spa. Lake Altaussee and Lake Grundlsee are a five-minute drive away, and the nostalgic town center with its spa gardens is about a 10-minute walk away. I warmly welcome you to Bad Aussee, an idyllic place where tradition meets modernity, manifesting itself in harmonious interplay. Amidst the breathtaking scenery of the Salzkammergut, unforgettable events await you that bring the cultural heart of this community to life.

## Equipment & Features



### Basic equipment

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



### Wellness

- Sauna



### First supply

- Toilet paper
- Nespresso capsules
- Soap



### Kitchen

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

## Informations

- Suitable for children
- Desk/Workplace
- Smoking not allowed
- Pets forbidden


## Additional services


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


## Picture gallery





### Infrastructure

 5 minutes distance on foot

 10 minutes distance on foot

 "Unimarkt" Bad Aussee 10 minutes distance on foot

 20 minutes distance on foot

 Airport Salzburg - approx. 95 km distance

Our holiday apartment "with" a view of the Kaiser is located on a somewhat steep driveway in a holiday complex at Sonnenhang 191 in Terrace House II on the 2nd floor. Apartment W C 13 is non-smoking, and pets are not allowed. The idyllic town center of Bad Aussee, with its historic spa gardens and the historic Anna Plochl birthplace on Meranplatz (married to Archduke Johann of Austria and Countess of Meran), is about a 10-minute walk away. The fishmonger's shop on Altausseeer Straße and the Unimarkt near a small shopping center (flowers, shoes) are about a 7-9 minute walk away. The nearest bus stop towards Altaussee and Grundlsee is about five minutes away, and the train station is about 25 minutes away. Bad Aussee is about 95 km from Salzburg Airport.

## Location

