



4 ROOM APARTMENT AND MORE, 5020 SALZBURG

## Entire floor of a house in a prime location in Aigen

Object number: STET1

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<b>Period</b>	31/01/ - 03/03/2026
<b>Number of persons</b>	2
<b>Total incl. VAT.</b>	€ 3.096,14
<b>Security deposit</b>	€ 2.200,00

Renovated in 2025! Charming 4-room apartment on the mezzanine floor of a city villa in Aigen/Parsch with a covered 34 m² south-west facing terrace. Quiet location with plenty of sunshine. Ideal for short-term tenants!



### Living space

110m²



### Maximum occupancy

6 Persons



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

1 Private bathroom 2 Separated bedrooms 1 Living-Sleepingroom



### Ground floor



### Check-in

15:00 - 20:00 Clock



### Check-out

09:00 - 11:30 Clock

## Sleeping options

### Bedroom 1



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

### Bedroom 2



2x Single bed

### Living & Sleeping



1x Sofa bed (2 persons)

## Descripton of accommodation

### Feeling at Home in Salzburg Aigen/Parsch – Charming Apartment with Large Terrace & Garden

Nestled in the desirable district of Aigen/Parsch, this lovingly furnished, fully equipped apartment offers a quiet setting—perfect for anyone wanting to experience Salzburg on a temporary basis.

The apartment is located on the mezzanine level of a well-kept building and features a covered southwest-facing terrace of approximately 34 m², sheltered from the wind and equipped with an electric sunshade—an ideal spot to unwind. A charcoal grill invites you to enjoy relaxed evenings. A spiral staircase leads directly to the spacious shared garden. Highlight: A charming garden pavilion (Salettl) with seating for up to 14 people and an additional charcoal grill are also available.

#### Amenities & Layout:

- \* 2 separate bedrooms, one of them with a smart TV
- \* Separate living room with pull-out couch, smart TV, and workspace
- \* Separate dining room for cozy meals
- \* Kitchen with dining area for 4, fully equipped with dishwasher, stove, oven, refrigerator, coffee machine, and all essential kitchen utensils
- \* Washing machine and high-speed internet included
- \* Private parking space directly on the property
- \* Bicycles can be securely stored within the fenced premises

This accommodation combines urban convenience with a natural living atmosphere—ideal for professionals, families, or Salzburg lovers staying for a while.

## Equipment & Features



### Basic equipment

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



### Fireplace

- Charcoal grill



### First supply

- Toilet paper
- Soap
- shampoo
- Nespresso capsules



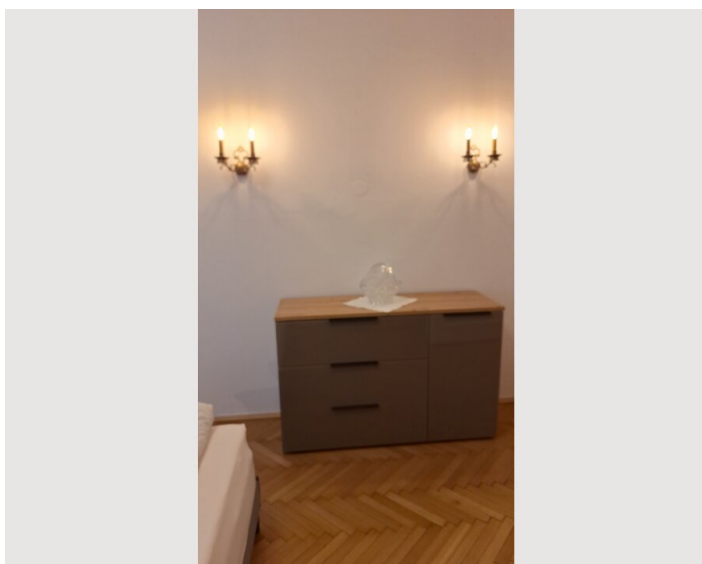
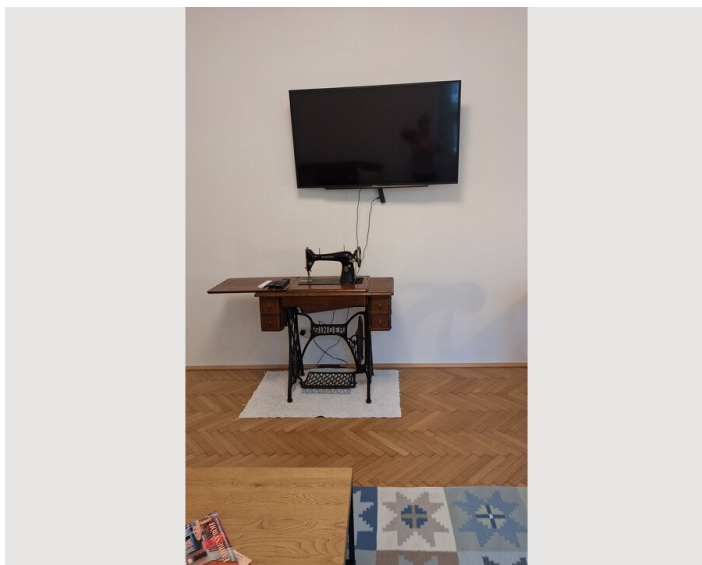
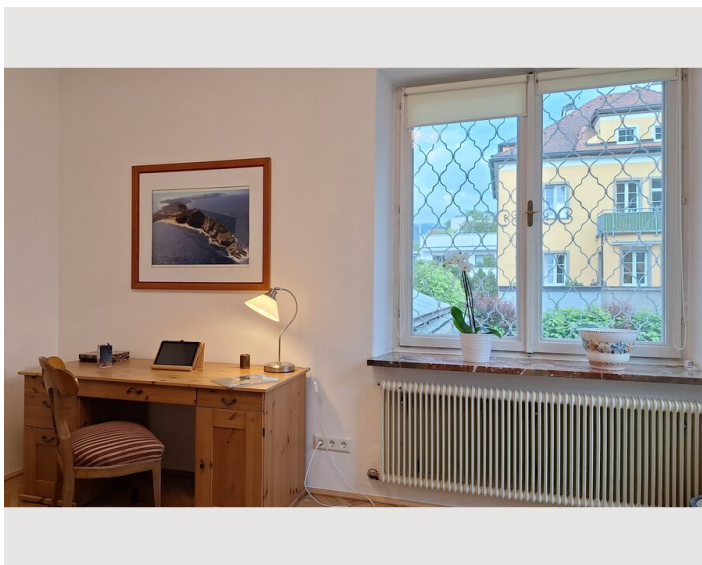
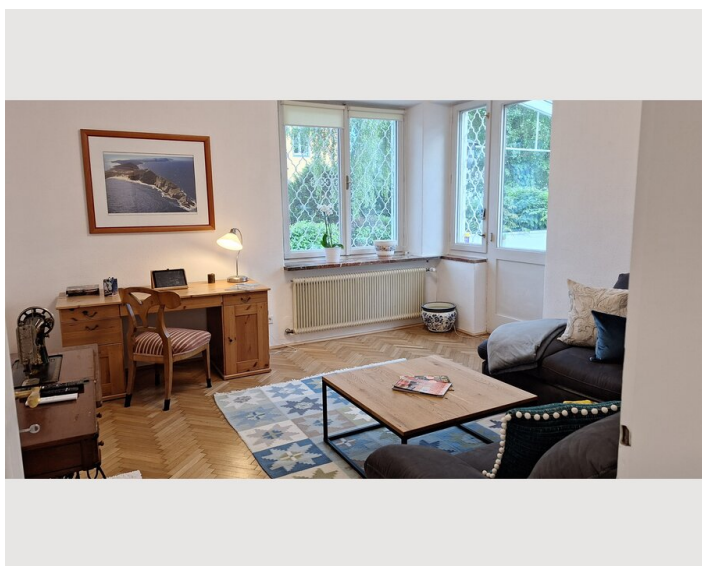
### Kitchen

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

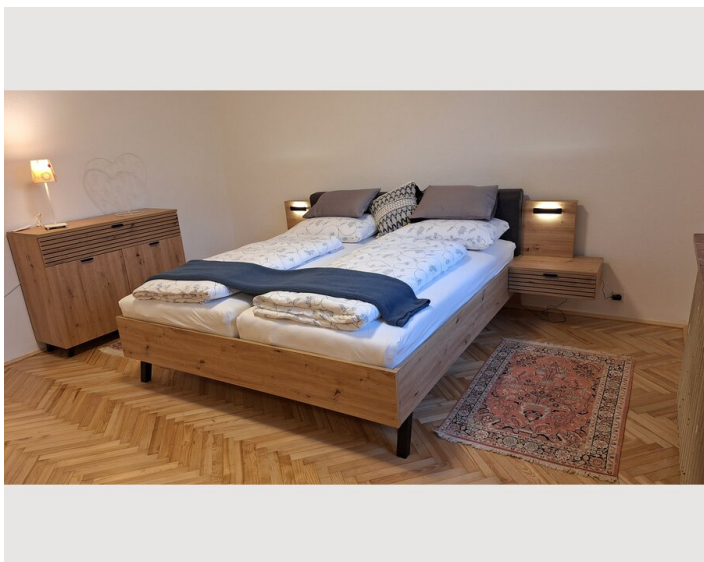
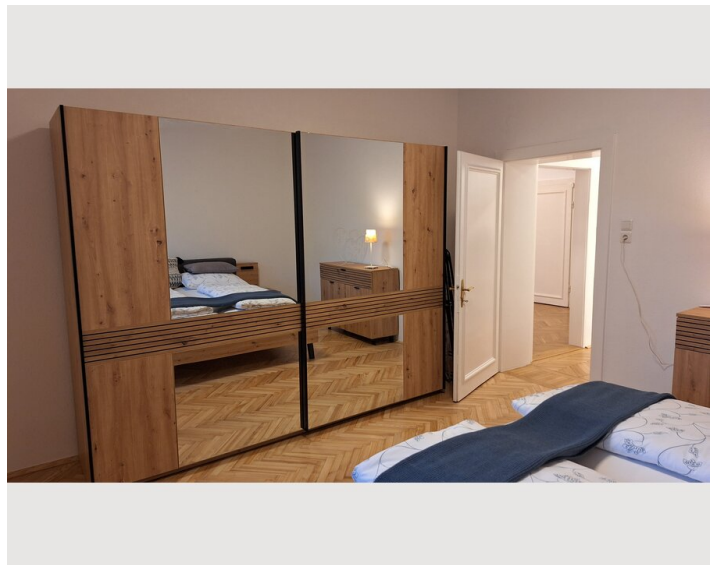
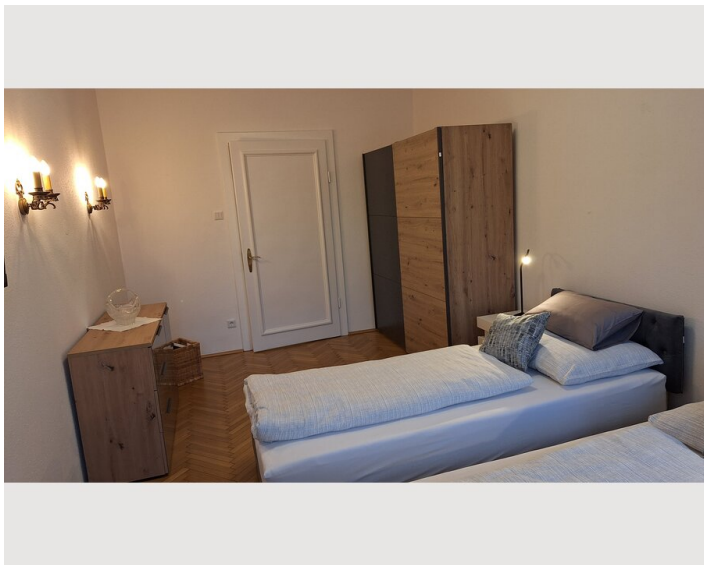
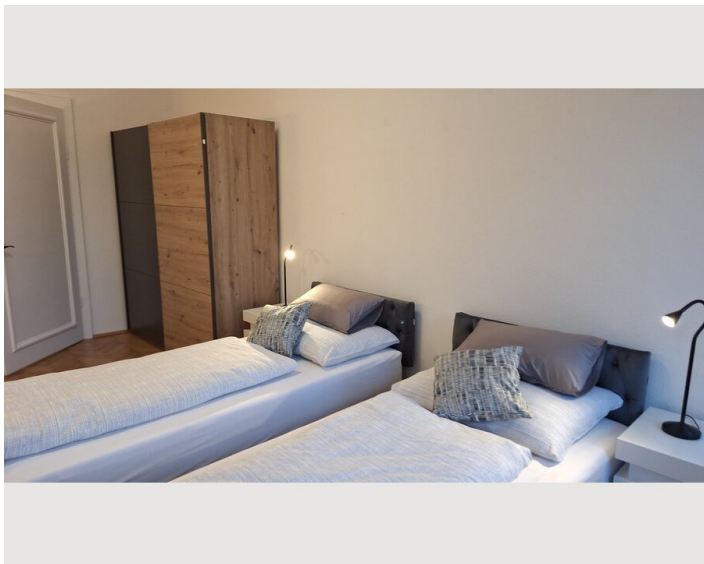
## Informations

- Suitable for children
- Free short-term parking zone
- Private entrance
- Regular cleaning at extra cost
- Smoking not allowed
- Desk/Workplace
- Pets forbidden

## Picture gallery

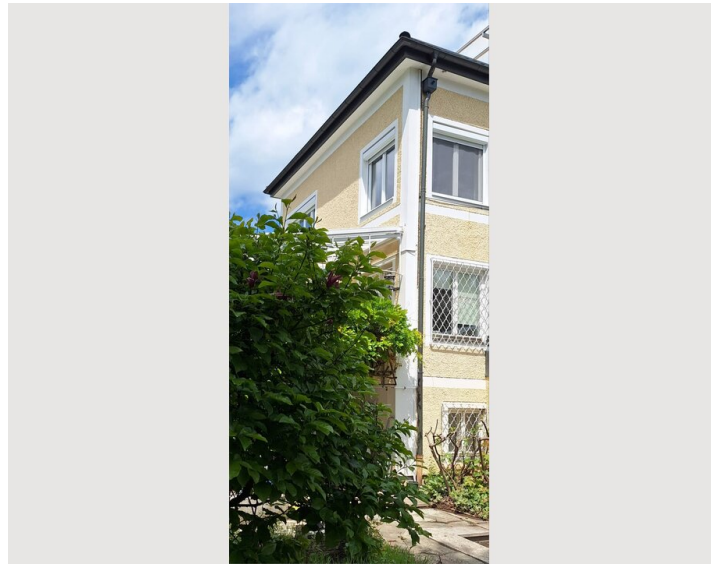












### Infrastructure

🕒 15 minutes by walk/5 minutes by bicycle

🚇 app. 15 minutes by public transport

🏠 400 m app. 5 minutes by walk

🚇 app. 30 minutes by public transport

🚊 Line 17 - 200 meter by walk

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#### Location & Surroundings:

Peaceful area – the only sound you'll hear is birdsong.

Excellent connection to the city - 15 minutes by walk to the festival district, with shops and daily essentials close by.

Three dining options within a 5–10-minute walk (Gasthof Überfuhr, Cult-IN, Steinlechner).

The apartment is also ideally located for leisure activities. The nearby Volksgarten offers space for relaxation as well as a variety of activities: public outdoor swimming pool, Red Bull Ice Arena, beach volleyball court, tennis courts, jogging paths, and more.

The Salzach river promenade—perfect for jogging or cycling (including a direct route to the city center)—is just 100 metres from the apartment.



Location

