



2 ROOM APARTMENT, 5026 SALZBURG- AIGEN

## Dream apartment in a prime location in Salzburg

Object number: QNLI1

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Stylish apartment in Salzburg-Aigen: quiet, green setting, spacious living/dining area, Miele appliances, ample storage. Covered terrace with garden access, walk-in shower, free parking, plus extras like library & wall piano.

<b>Period</b>	08/05/ - 08/06/2026
<b>Number of persons</b>	2
<b>Total incl. VAT.</b>	€ 2.987,24
<b>Security deposit</b>	€ 2.200,00

### **Living space**

80m<sup>2</sup>

### **Maximum occupancy**

4 Persons

### **Complete accommodation**

1 Private bathroom 1 Separated bedroom

### **1. floor**

### **Check-in**

15:00 - 15:40 Clock

### **Check-out**

11:00 - 11:00 Clock

## Sleeping options

### Sleeping room



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



1x Sofa bed (2 persons)

## Descripton of accommodation

Exclusive Apartment in Prime Location – Salzburg Aigen

Situated in the quiet and green surroundings of Salzburg-Aigen, this stylish apartment impresses with high-quality features and a well-thought-out layout. A spacious living and dining area with integrated TV, a modern kitchen equipped with Miele appliances, and custom-made carpentry provide maximum comfort and generous storage space. Large windows with electric blinds fill the rooms with light, while the infrared heating ensures a cozy atmosphere.

The bathroom features a walk-in shower and WC. A true highlight is the covered terrace with electric sunshade, lounge area, and direct garden access – ideal for relaxing moments or social evenings. Additional amenities include a hallway with built-in storage solutions, bicycle cellar, free parking spaces, as well as charming extras like a wall piano and library.

## Equipment & Features



### Basic equipment

- Terrace
- Garden
- Internet/Wifi
- TV
- Bedclothes
- Private toilet
- Vacuum cleaner
- Cleaning utensils
- Loggia
- Garden sharing
- Music system/docking station
- Private washing machine
- Towels
- Parking on the road without time limit without any cost
- Iron & ironing board
- Hairdryer



### First supply

- Toilet paper
- Soap
- Fridge filling on request



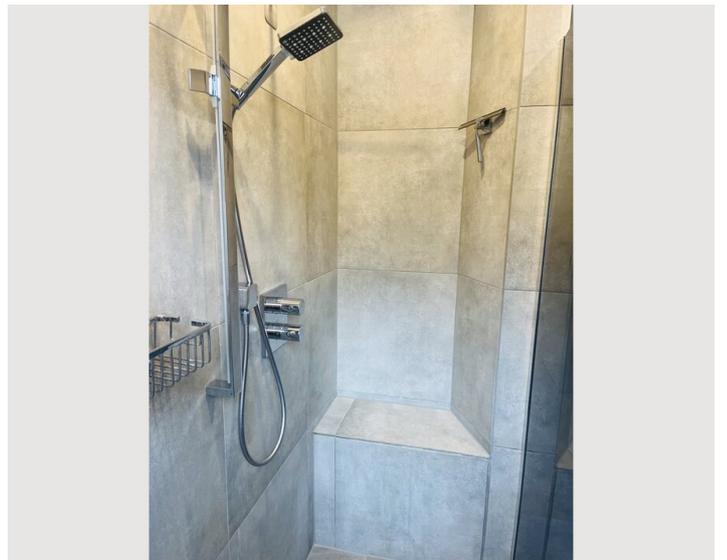
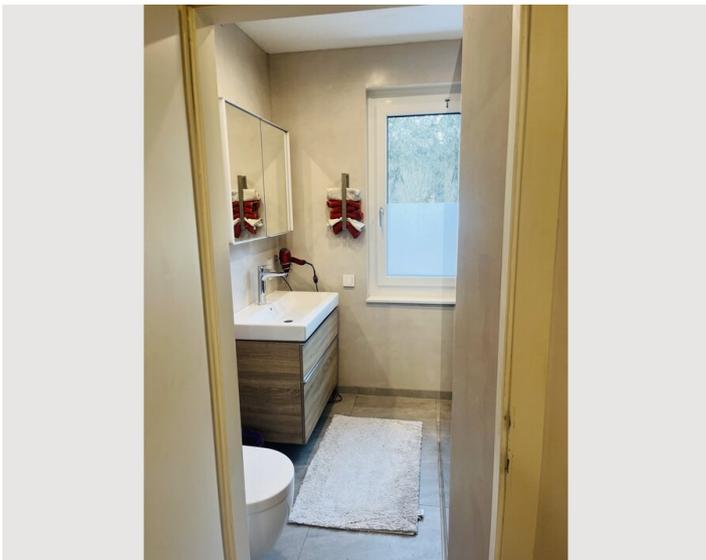
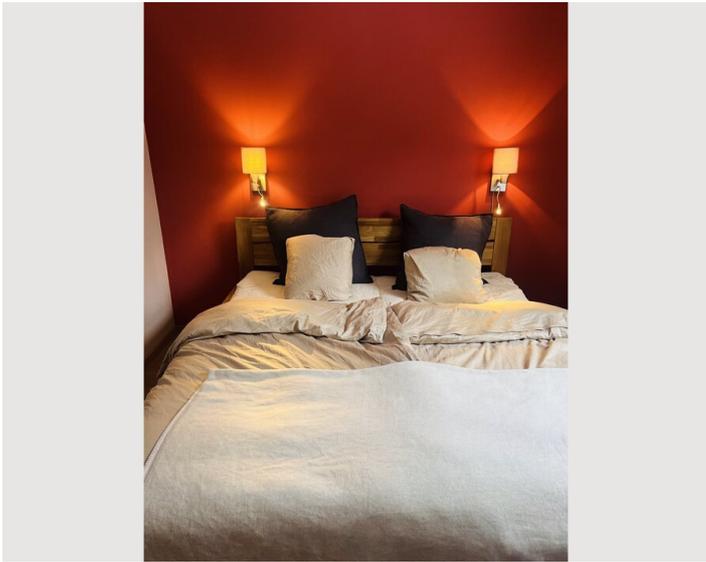
### Kitchen

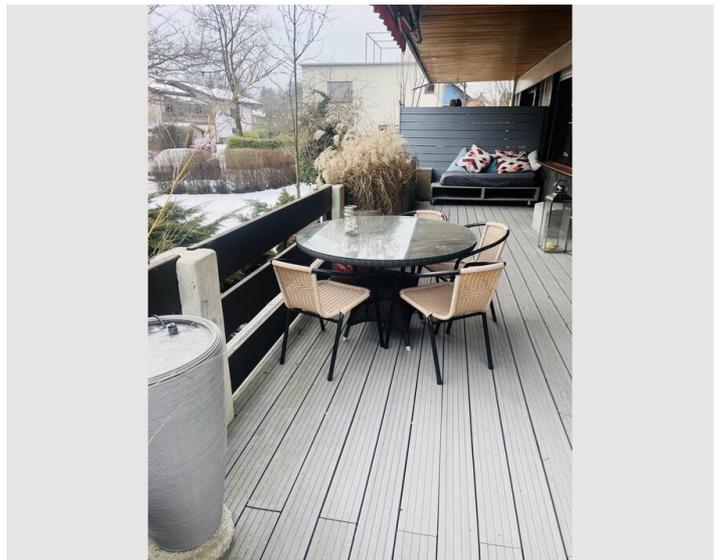
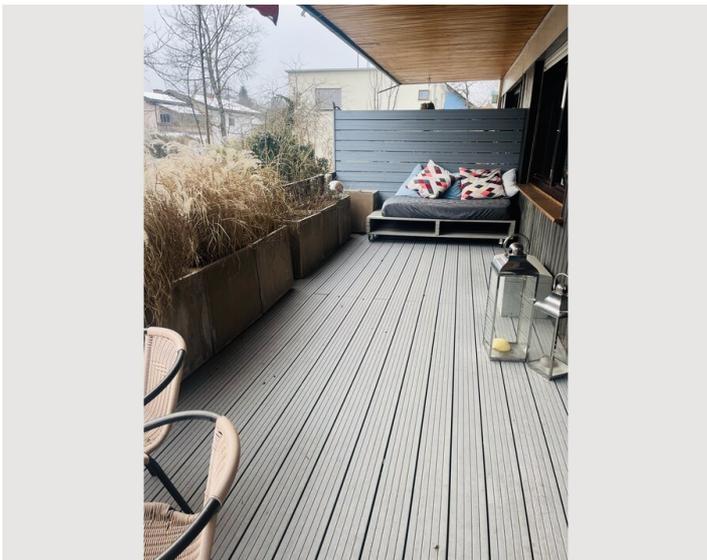
- Private kitchen
- Glasses/Tableware
- Dishwasher
- Cooking utensils
- Coffee machine
- Steam cooker

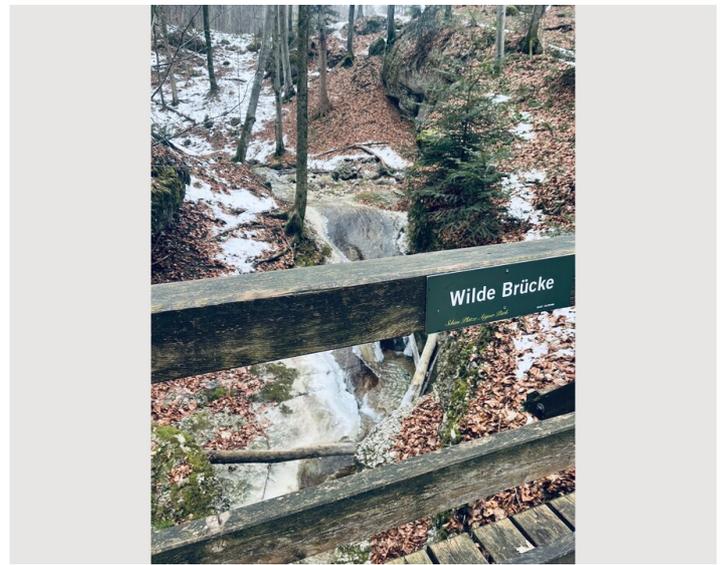
## Informations

- Smoking not allowed
- Private entrance
- Regular cleaning at extra cost
- Free short-term parking zone
- Pets on request
- Bicycle room free of charge

## Picture gallery







### Infrastructure

- 📍 Salzburg's Old Town is just 3.3 km away and easily accessible in 12 minutes via bus lines 7, 130, or 160.
- 🚆 The S-Bahn connection (line S3) is just 900 m away.
- 🛒 SPAR supermarket is located just 450 m away.
- 🛒 BILLA supermarket is located just 700 m away.
- 🛒 LIDL supermarket is located just 900 m away.
- 🛒 DM s located just 900 m away.
- ✈️ Airport is just 29 minutes away with S-Bahn connection (line S3) and busline 7.

The apartment is located in one of Salzburg's most sought-after areas – peaceful and green, yet very central. The nearest supermarket is just a 5-minute walk away. Within about 9 minutes on foot, you reach the train station with access to bus line 7 and S-Bahn line S3. The bus takes you directly to Salzburg's Old Town (Hanuschplatz), while the S-Bahn runs across the city all the way to Salzburg Taxham Europark – Austria's largest shopping mall.

Cycling into the city center is equally convenient: a scenic path along the Salzach river takes you directly downtown in about 15 minutes. Everyday essentials are close by as well: a pharmacy, a dm store and a tobacconist are just 900 m away, and the nearest bank is located about 1.1 km from the apartment.

## Location

