



STUDIO APARTMENT, 5020 SALZBURG

## Newly renovated modern gallery loft – minimalist and stylish

Object number: EWSQ1

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Newly renovated 56 m<sup>2</sup> gallery apartment: modern kitchen, stylish bathroom with rain shower, HD projector with Netflix/Prime & surround sound. Gallery with 2.5 m desk, curved monitor, plenty of storage & minimalist, modern design.

<b>Period</b>	01/05/ - 31/05/2026
<b>Number of persons</b>	2
<b>Total incl. VAT.</b>	€ 1.795,86
<b>Security deposit</b>	€ 1.400,00



### Living space

56m<sup>2</sup>



### Maximum occupancy

2 Persons



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

1 Private bathroom 1 Living-Sleepingroom



### Ground floor



### Check-in

15:00 - 21:00 Clock



### Check-out

07:00 - 14:00 Clock

## Sleeping options

### Living & Sleeping



1x Double bed (1,60 m x 2 m)



1x Sofa bed (2 persons)

## Description of accommodation

This newly renovated 56 m<sup>2</sup> gallery apartment offers modern living in a clear, minimalist atmosphere. It's the perfect combination of a stylish retreat, functional workspace, and cozy home.

The apartment was completely refurbished in 2025: new flooring, a brand-new kitchen with modern appliances, a bright bathroom with a spacious rain shower and regular shower head, plus a large mirror. A six-door wardrobe with mirrored fronts provides plenty of storage for clothing and personal items.

In the open living area, you'll find an HD projector with Netflix, Amazon Prime, and screen mirroring and a surround sound system—perfect for movie nights, binge-watching series, or simply enjoying music. The interior is modern and minimalist, yet warm and inviting.

The gallery level with carpet flooring combines both sleeping and working areas. Here you'll find a 2.5-meter desk, a 34-inch curved monitor (HDMI cable included), space for notes, and small details such as plants that create a pleasant working atmosphere. Ideal for home office, creative projects, or focused studying.

The kitchen is brand new, modern, and fully equipped.

In addition to its features, the apartment also stands out thanks to its central location:

- The old town is only 15 minutes away (by public transport)
- Lidl supermarket just 3 minutes on foot, Billa in 5 minutes
- The main train station is easily reached in 6 minutes by bus

This means you're perfectly connected and have everything you need for daily life right at your doorstep.

## Equipment & Features



### Basic equipment

- Garden sharing
- Music system/docking station
- Private washing machine
- Bedclothes
- Private toilet
- Vacuum cleaner
- Cleaning utensils
- Internet/Wifi
- TV
- Private dryer
- Towels
- Aircondition
- Iron & ironing board
- Hairdryer



### First supply

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



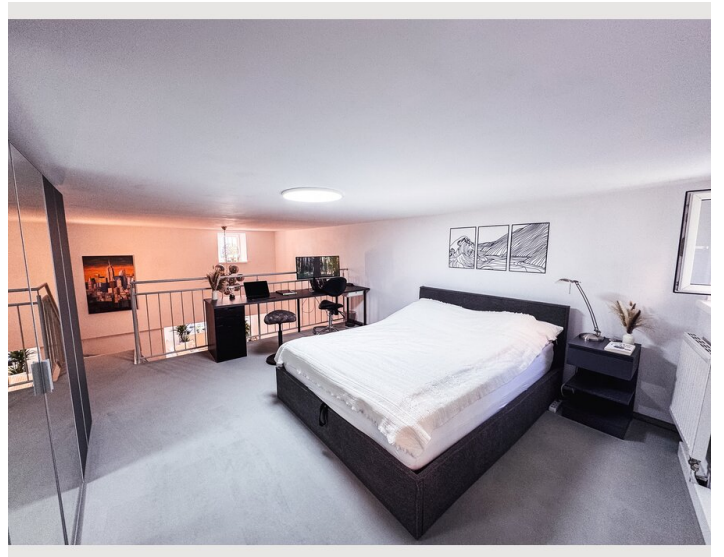
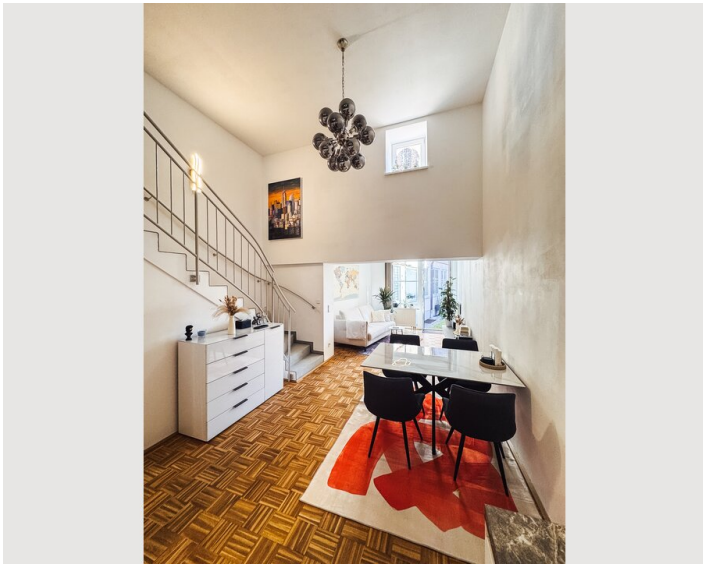
### Kitchen

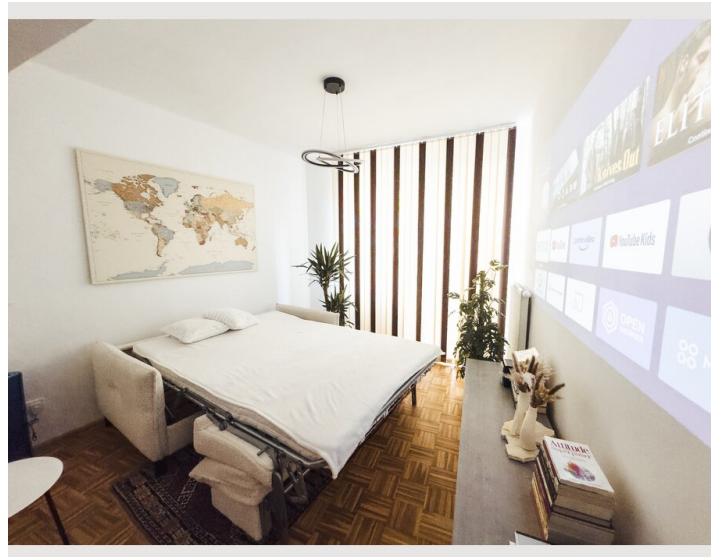
- Private kitchen
- Glasses/Tableware
- Dishwasher
- Cooking utensils
- Filter coffee
- Microwave

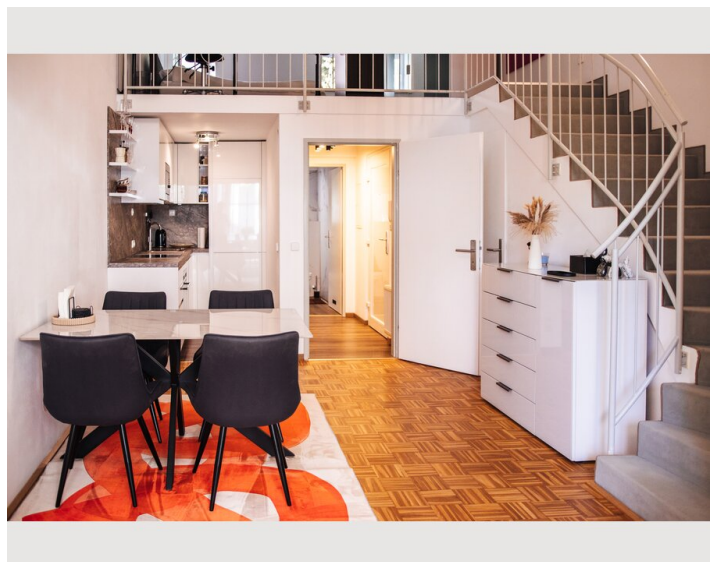
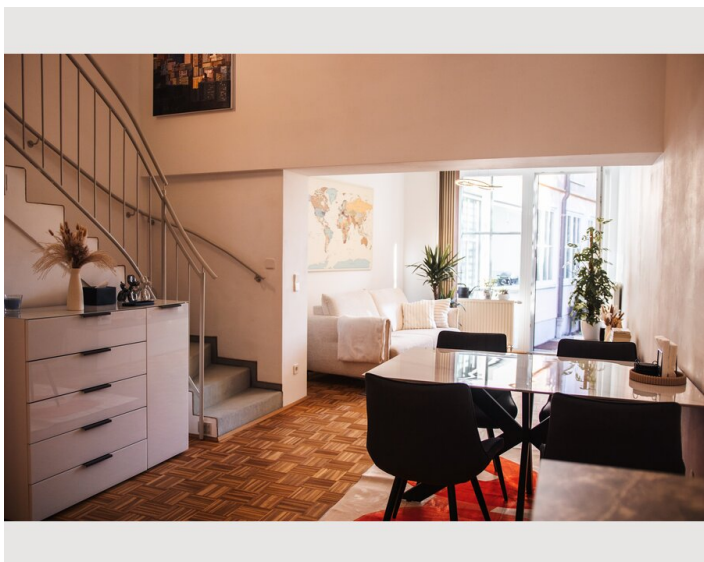
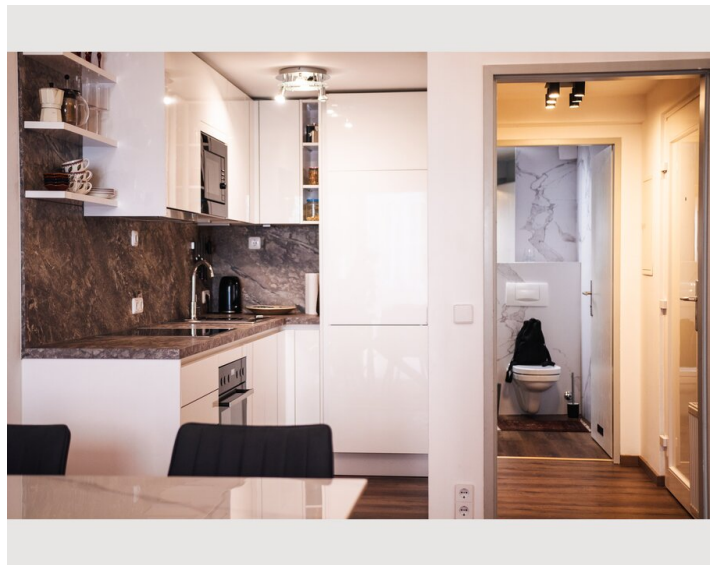
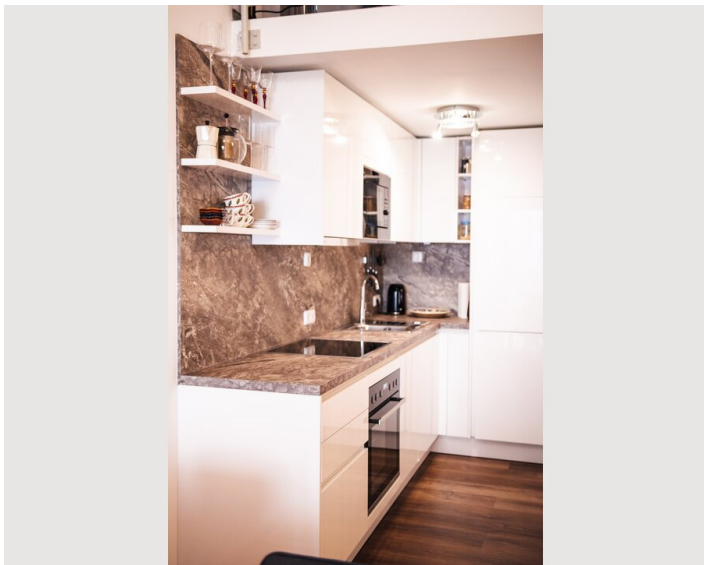
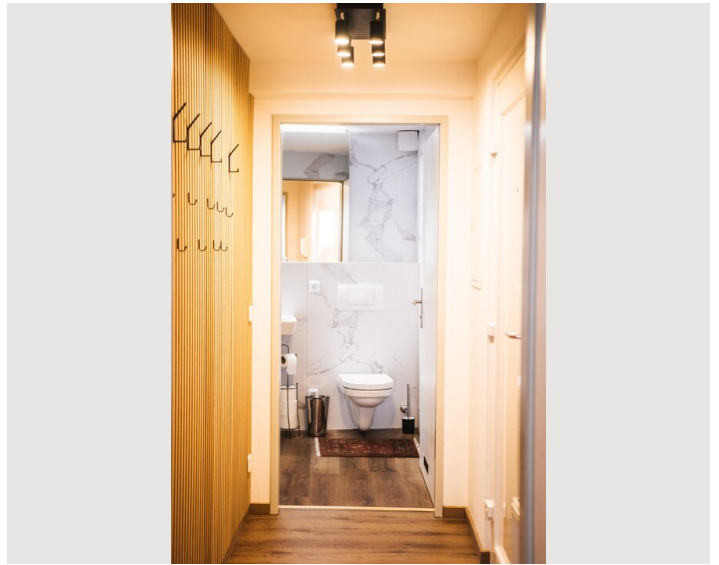
## Informations

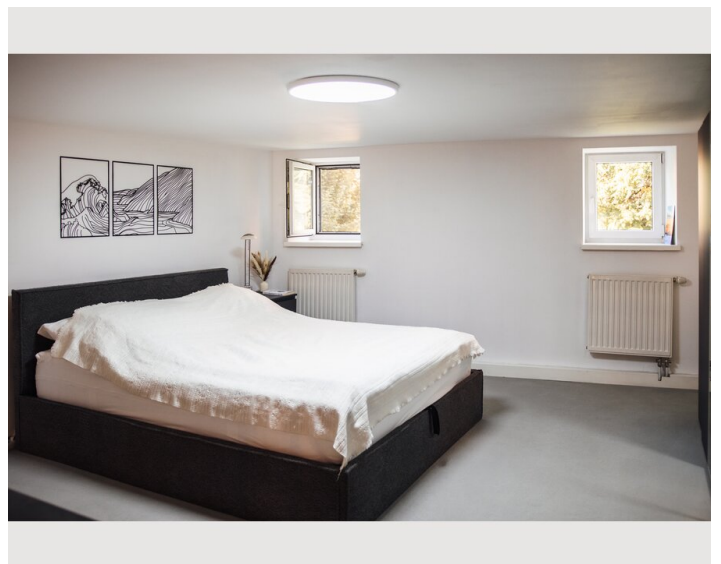
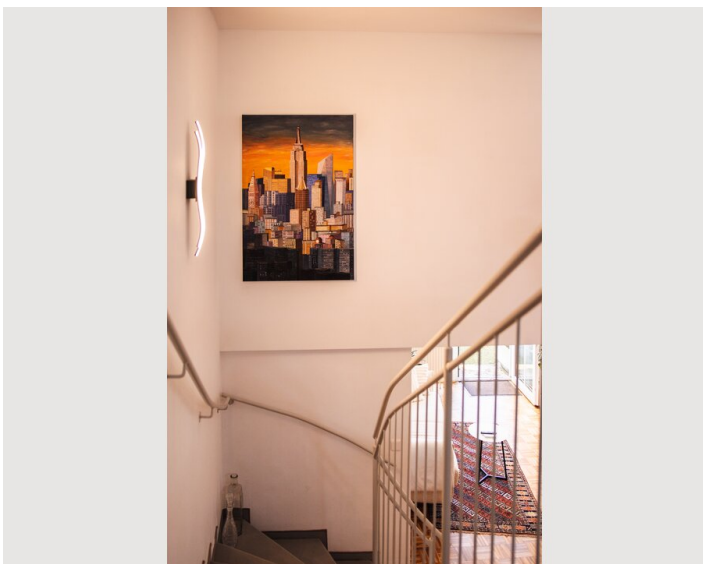
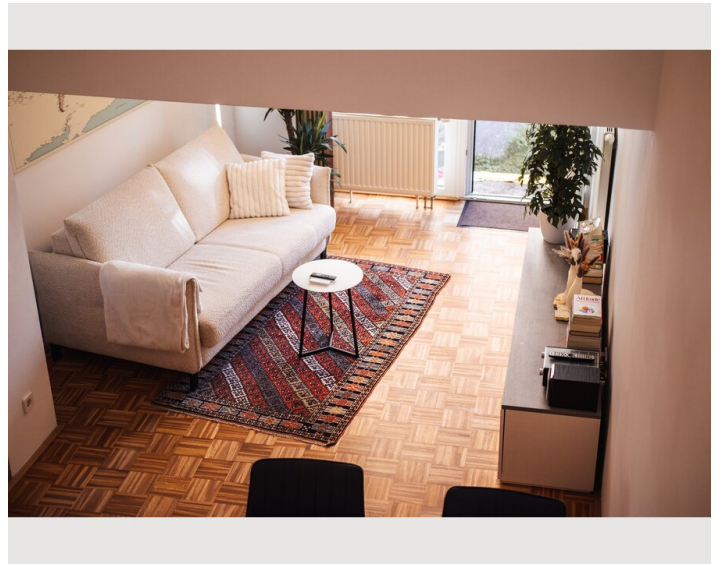
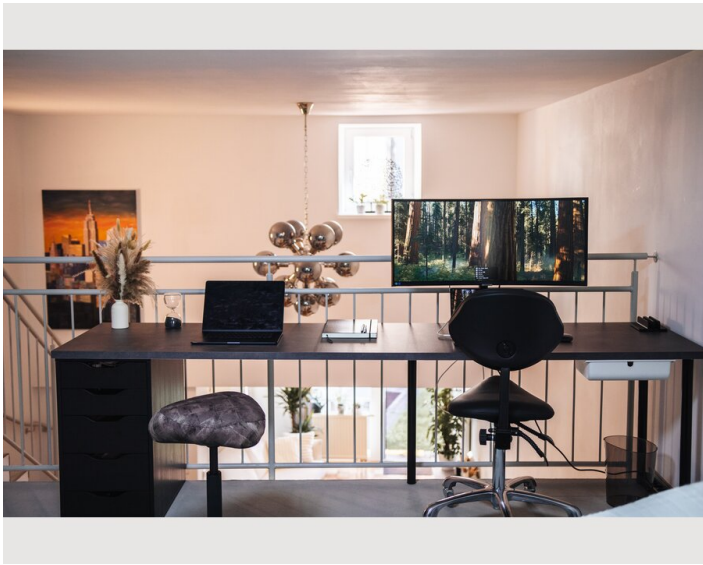
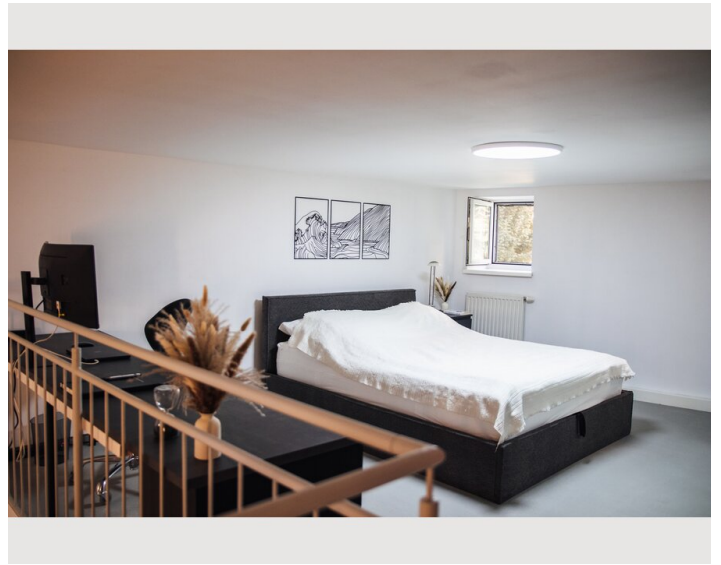
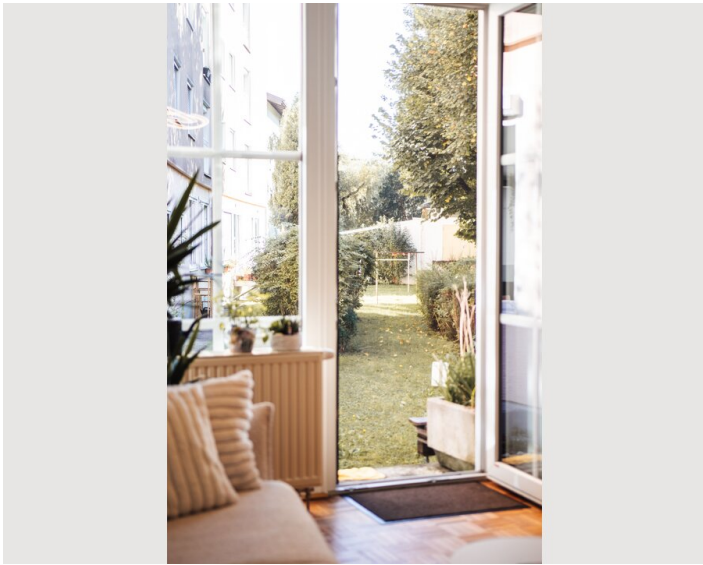
- Suitable for construction workers
- Smoking not allowed
- Desk/Workplace
- Bicycle room free of charge
- Suitable for children
- Short-term parking zone subject to a charge
- Regular cleaning at extra cost

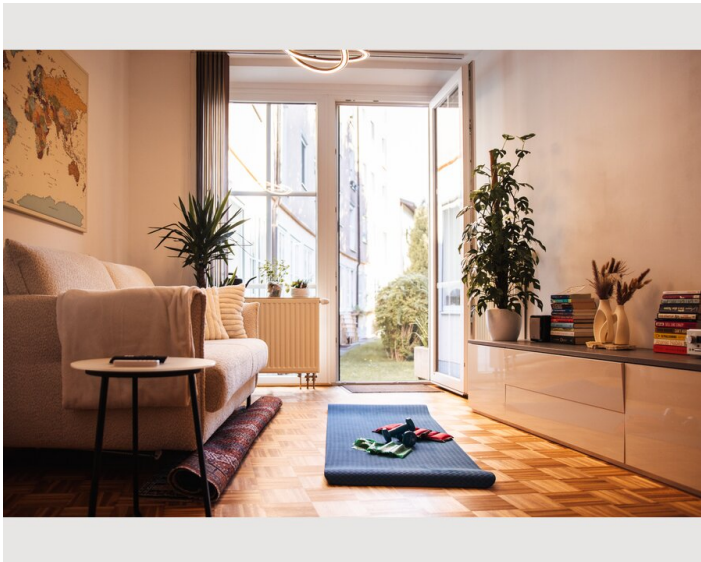
## Picture gallery
















### Infrastructure

 6 min by bus

 Line 3 and 5 in front of building

 12 min by car

 Line 23, 4 min walk

 15 min by bus

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The apartment is located in the district of Itzling and offers excellent connections: Bus lines 3 and 5 stop right in front of the building and take you quickly to the city center. A Lidl (3 minutes) and a Billa (5 minutes) are within walking distance, and the nearest pharmacy is just 4 minutes away. For cyclists, a scenic bike path runs along the Alterbach to the Salzach and further into the old town; you can reach it in less than 15 minutes. By car, the Salzburg Nord Autobahn exit is only 3 minutes away.

## Location

