



HOUSE, 5020 SALZBURG

Hidden hideaway in a prime location in Salzburg-Aigen!

Object number: DR.P.Str. 22a

[View and rent online](#)

A modern, newly renovated villa is available for rent in one of Salzburg's most sought-after residential areas—the elegant district of Aigen. The property combines timeless design, high-quality furnishings, and a soothing view of the mountains.

Period	20/02/ - 20/03/2026
Number of persons	2
Total incl. VAT.	€ 26.077,30
Security deposit	€ 21.300,00

Living space

300m²

Maximum occupancy

8 Persons

Complete accommodation

3 Private bathrooms 4 Separated bedrooms

3. floor

Check-in

16:00 - 22:00 Clock

Check-out

12:00 - 14:00 Clock

Sleeping options

Bedroom 1



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



1x Children/baby bed



1x Extra bed

Bedroom 2



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



1x Single bed

Bedroom 3



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



1x Single bed

Bedroom 4



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



1x Sofa bed (2 persons)

Descriptiton of accommodation

Property details:

Living space: approx. 297 m² (including basement)

Land area: approx. 562 m²

Rooms: 5

Bedrooms: 4

Bathrooms: 3

Toilets: 3

Terraces/balconies: 3

Condition: as new

Pool: saltwater pool

- High-quality fittings including color scheme by Farrow & Ball throughout the house
- Marble fireplace
- Custom-built kitchen with Gaggenau appliances
- Home office/spacious guest area with separate entrance
- Electric shading on the terrace
- Sauna with direct access to the garden
- Fitness area
- Wine cellar/storage room
- Outdoor washing area
- Carport & open parking spaces for up to 5 cars and a motorcycle
- Separate garden entrance door by the carport

Features & highlights:

High-quality materials, generous glass fronts, and light-flooded rooms create an exclusive living environment. The secluded garden with saltwater pool offers maximum privacy and relaxation. Several terraces invite you to relax and enjoy

the mountain panorama.

The spacious living and dining area impresses with a ceiling height of up to 4.2 meters.

A carpenter-built kitchen with high-quality Strasser Stein countertops (easy to clean, hygienic, heat-resistant, scratch- and cut-resistant) meets the highest culinary standards. Equipped with Gaggenau appliances and custom-made fixtures, it combines functionality and design.

Location description:

The Salzburg district of Aigen is one of the most sought-after residential areas in the city. Located at the sunny foot of the Gaisberg mountain and only a few minutes away from the historic center, Aigen combines natural tranquility with urban quality of life. Magnificent villas, extensive green spaces, and the nearby Salzach riverfront characterize the elegant ambience. Numerous walking and cycling trails, Aigen Castle, and the Gaisberg mountain offer ideal leisure opportunities. With excellent transport links, good infrastructure, and proximity to schools and local amenities, Aigen is a first-class residential address.

Equipment & Features

Basic equipment

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

Fireplace

- Gas grill
- Open fireplace

Pool

- Outdoor Pool

Wellness

- Sauna
- Fitness room

First supply

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

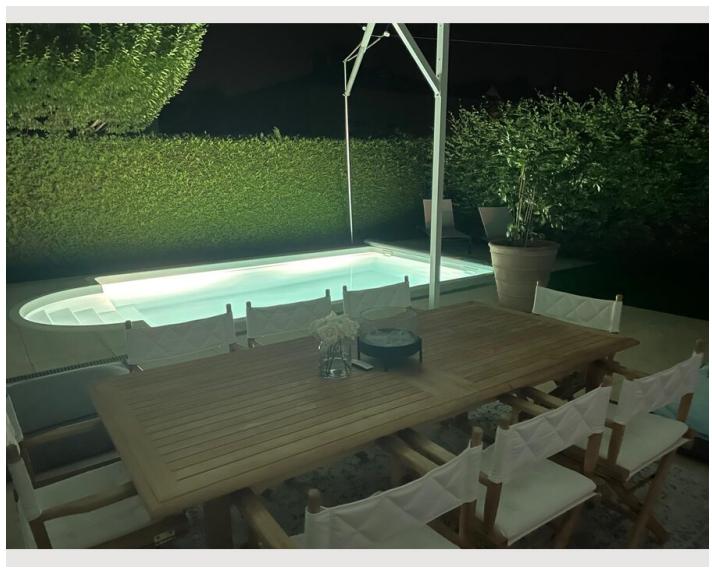
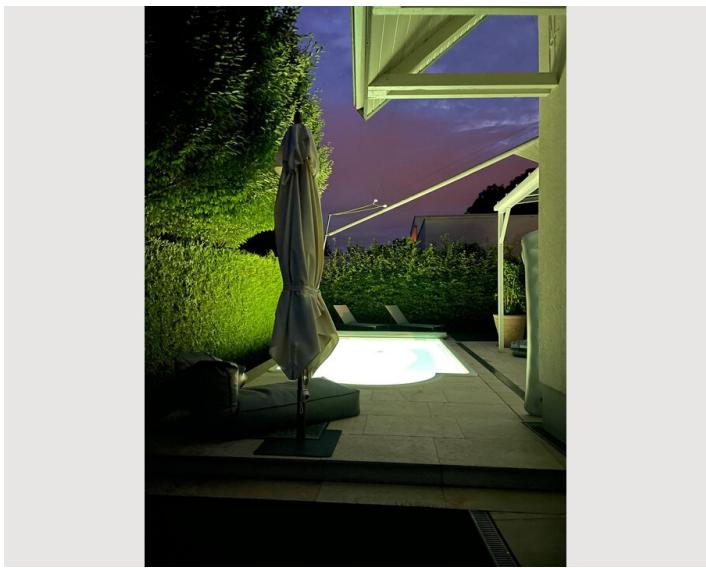
Kitchen

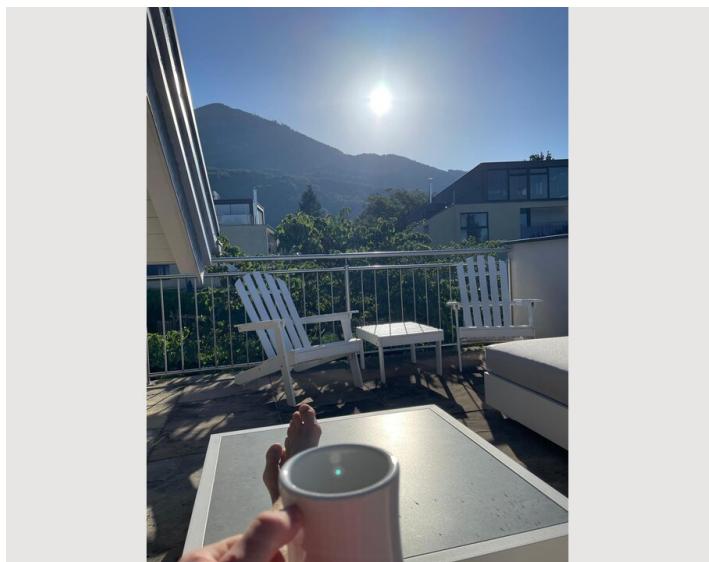
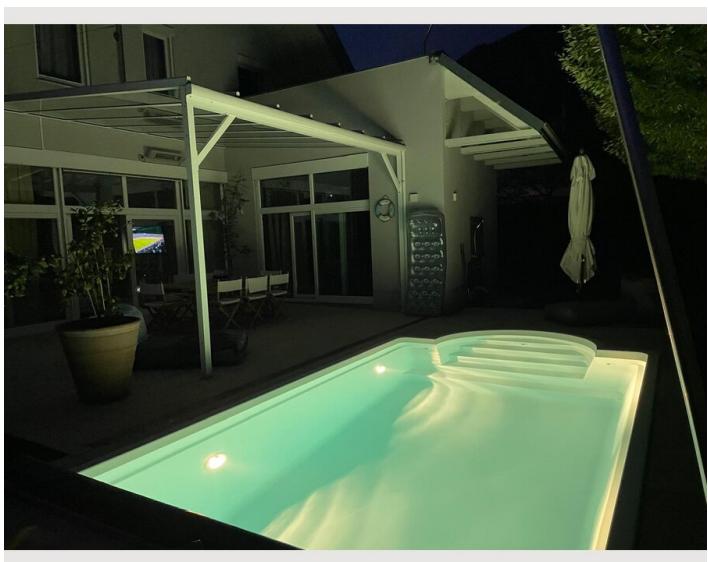
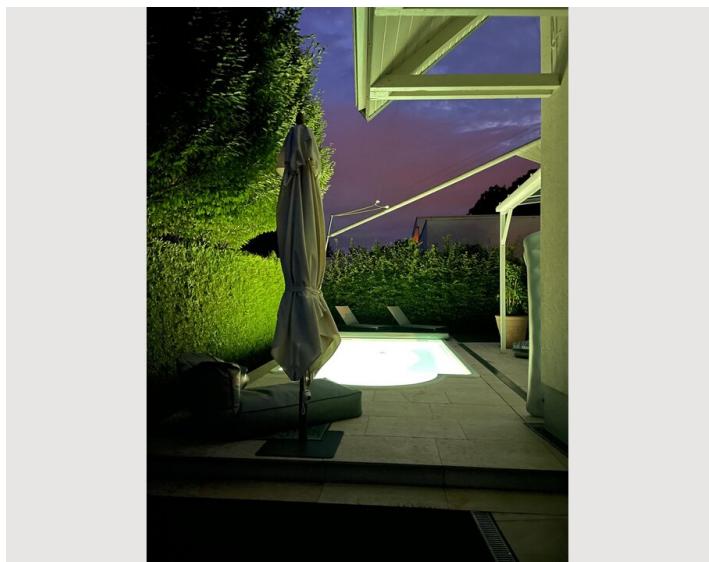
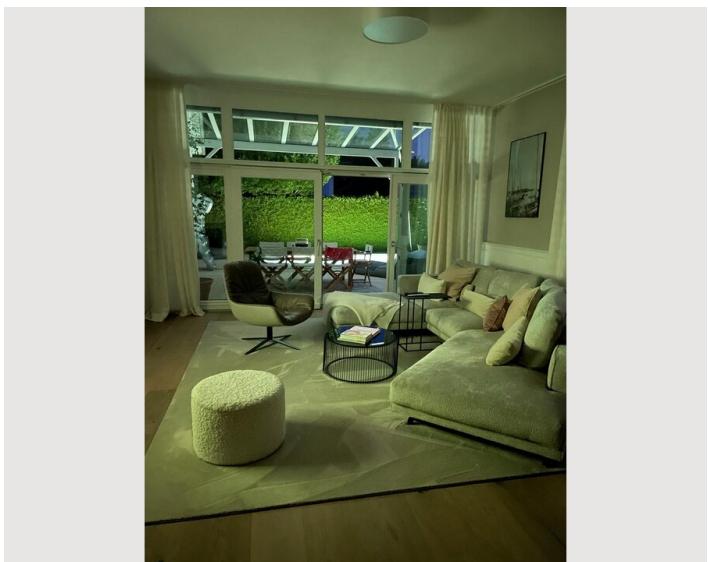
- Private kitchen
- Espresso machine
- Dishwasher
- Steam cooker
- Glasses/Tableware
- Filter coffee
- Microwave
- Thermomix

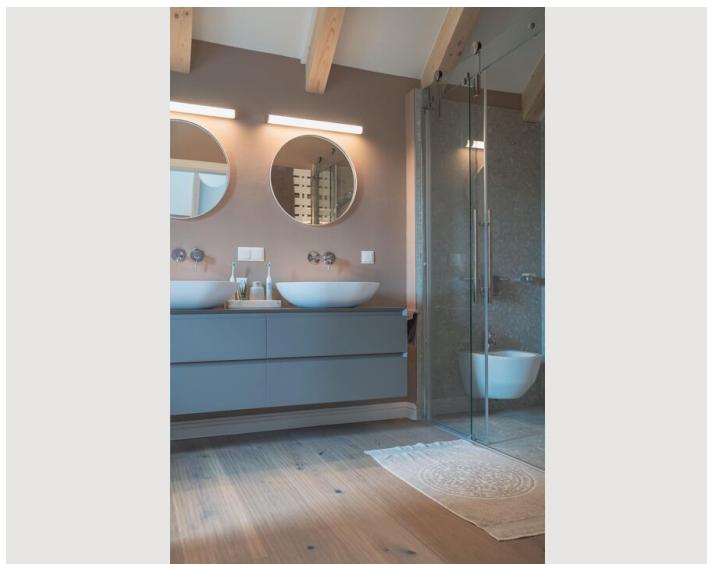
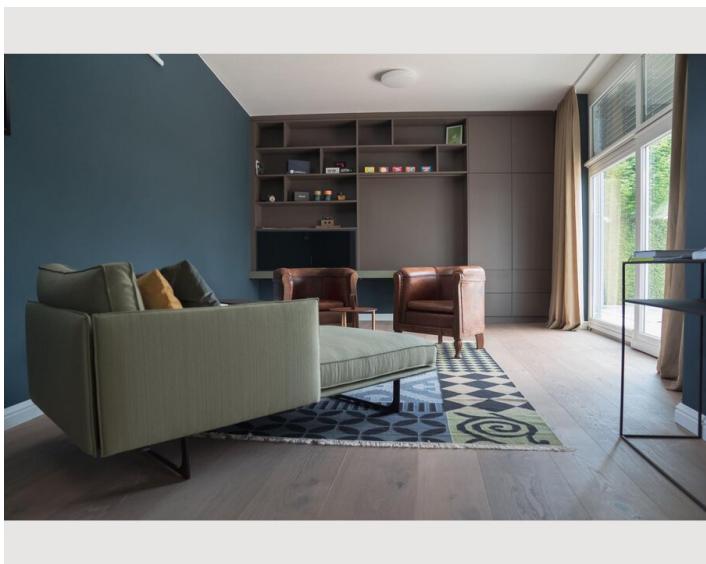
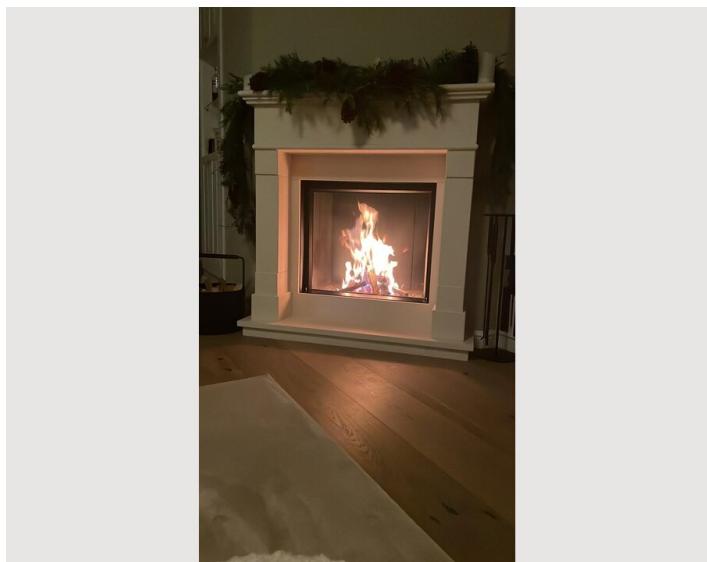
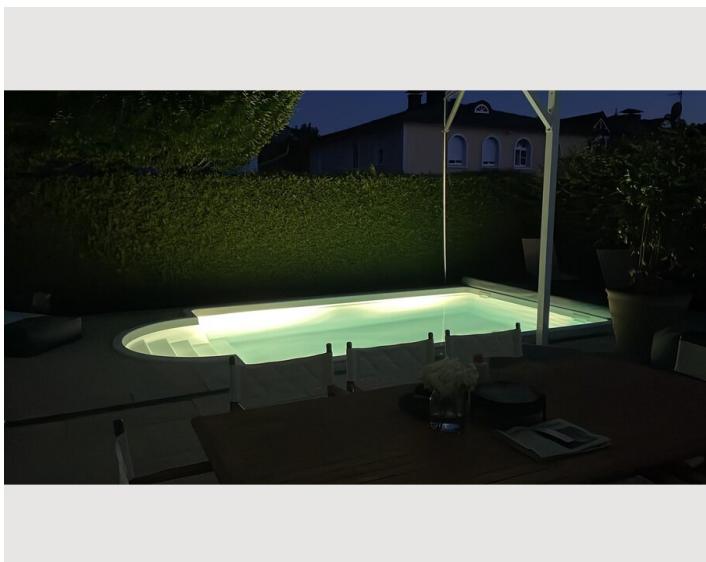
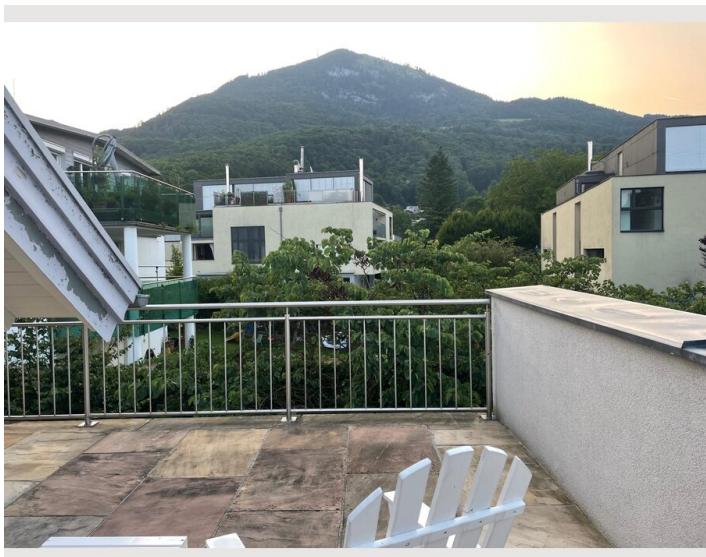
Informations

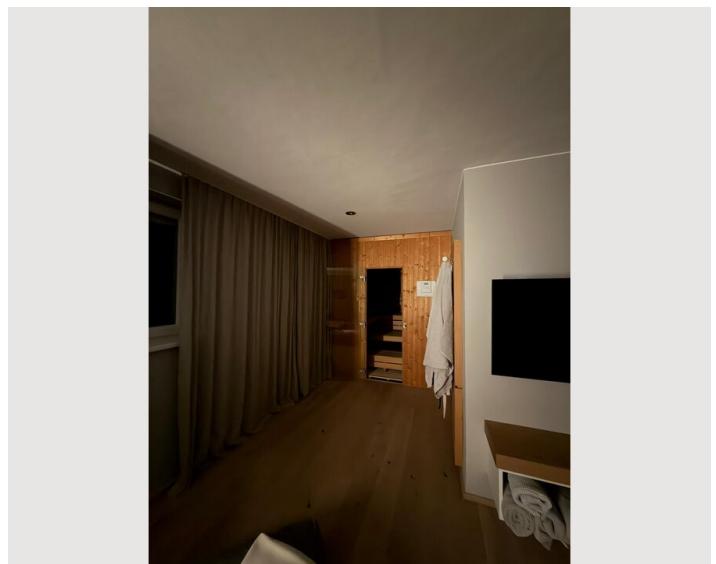
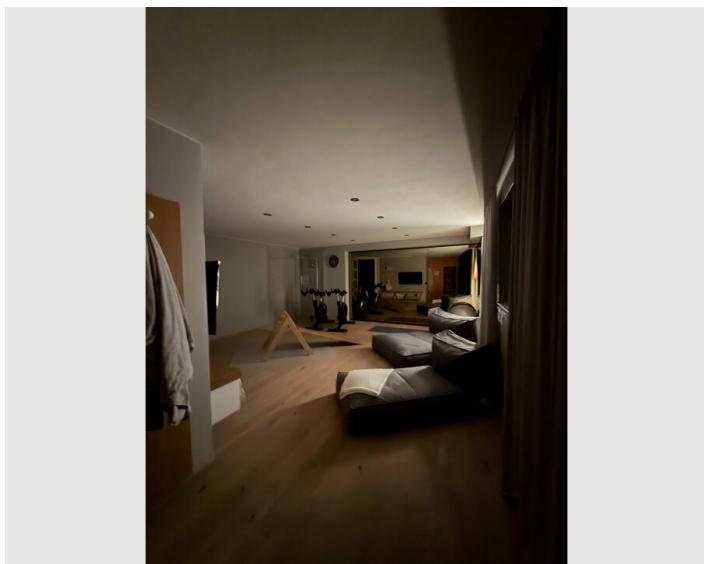
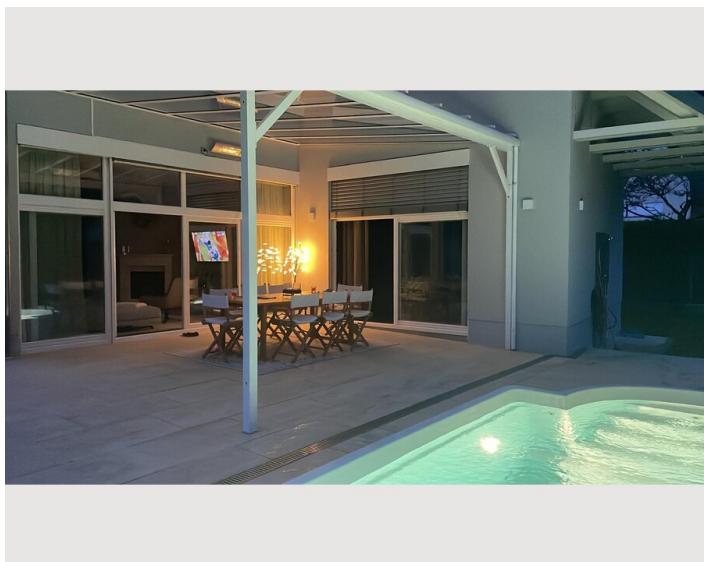
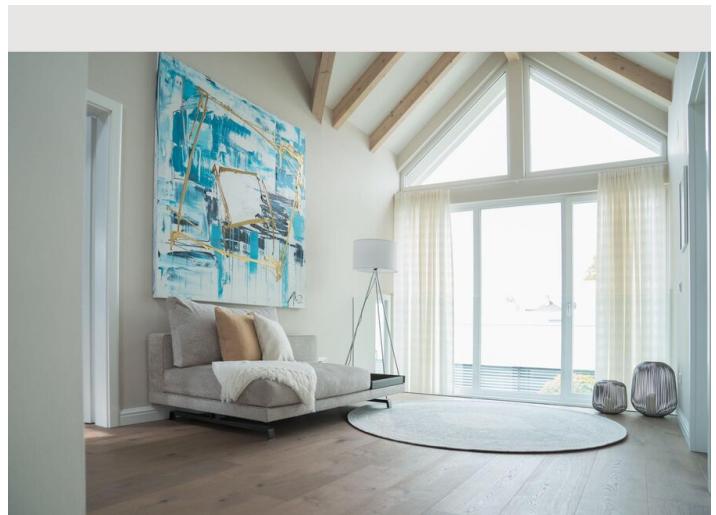
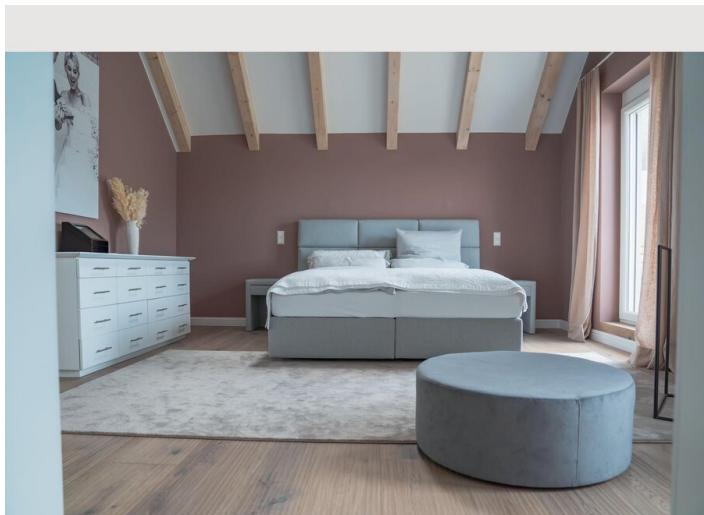
- Suitable for children
- Desk/Workplace
- Pets allowed
- Bicycle room free of charge
- Smoking not allowed
- Private entrance
- Regular cleaning free of charge

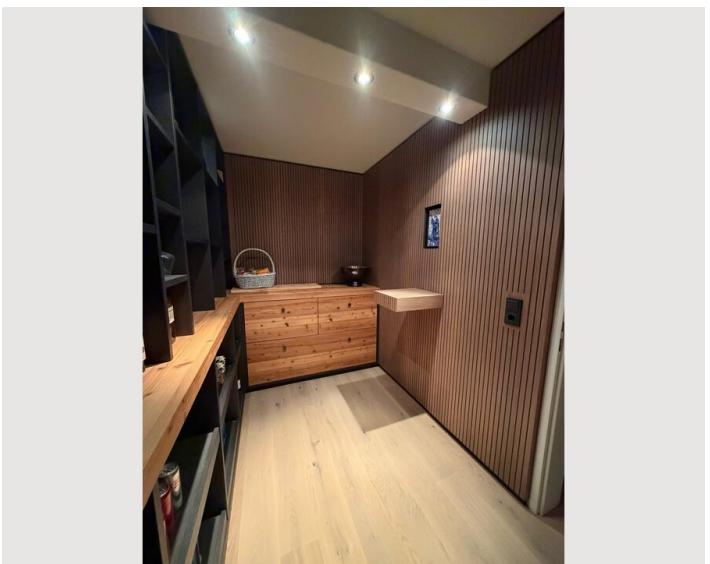
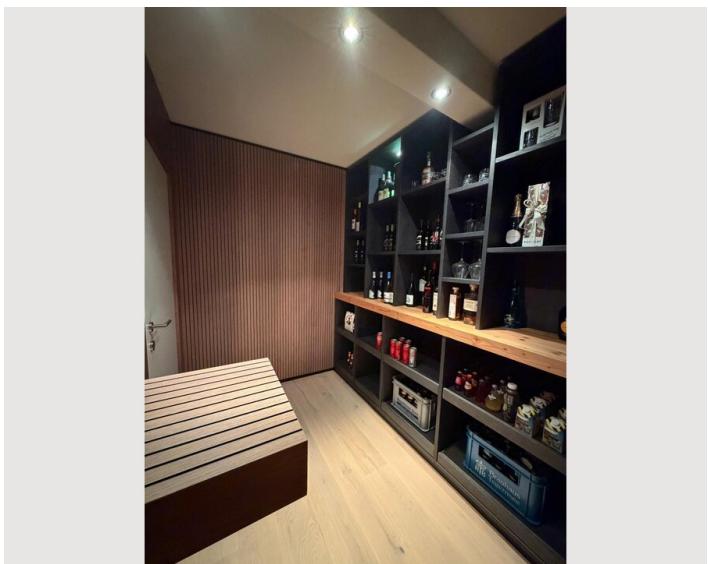
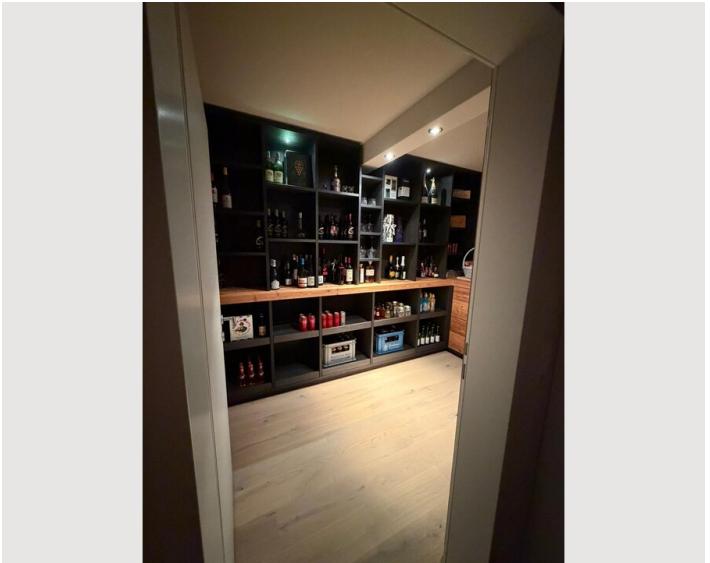
Picture gallery











Infrastructure

-  5-minute walk to the Salzburg Parsch S-Bahn station
-  15-minute walk to the city center
-  15-minute drive to Salzburg Airport
-  5 min walk to the nearest bus station
-  5-minute drive to the nearest grocery store, SPAR AIGEN

The villa is perfectly located for relaxing in the green countryside, exploring Salzburg's Gaisberg mountain (which is right on the doorstep), cycling along the Salzach river, or enjoying the historic old town to the full!

Location

