

4 ROOM APARTMENT AND MORE, 5020 SALZBURG

# Spacious maisonette apartment with a loft-like feel in the city of Salzburg

Object number: KÖBH1

| | |
|---|---|
| **Period** | 18/11/ - 18/12/2026 |
| **Number of persons** | 2 |
| **Total** incl. VAT. | € 2.021,92 |
| Security deposit | € 1.500,00 |

**View and rent online**

Maisonette apartment directly on the Glan river – 85 m² across two levels with an open gallery, spiral staircase and glass-enclosed loggia. Stylish temporary living in the heart of Salzburg.

**Living space**
85m²

**Maximum occupancy**
6 Persons

**Complete accommodation**
1 Private bathroom 3 Separated bedrooms 2 Shared bedrooms

**2. floor**

**Check-in**
10:00 - 21:00 Clock

**Check-out**
10:00 - 21:00 Clock

## Sleeping options

**Bedroom 1**



1x Double bed (1,40 m x 2 m)

**Bedroom 2**



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

**Bedroom 3**



1x Single bed

**Living & Sleeping 1**



1x Sofa bed (1 person)

**Living & Sleeping 2**



1x Sofa bed (2 persons)

## Descripiton of accommodation

This loft-style apartment is located on the second floor (no elevator) of a lively multi-unit building. The upper-level layout features a practical entrance area; a bathroom equipped with a corner bathtub, toilet, and washing machine; and an open-plan kitchen and living area. The kitchen boasts high-quality, like-new appliances that make cooking a pleasure, along with a lovely seating area where you can enjoy your homemade culinary creations. Modern and functional, the kitchen is fully equipped with everything needed for cooking—ranging from a dishwasher and freezer to smaller appliances like a coffee maker and toaster.
After a delicious meal, you can make yourself comfortable in the "chill zone"—a glass-enclosed loggia. It is generously furnished with a comfortable couch, additional seating, and a rocking chair. A set of double-glazed sliding doors allows for the space to be partitioned off from the kitchen, meaning it can also serve as a separate sleeping area.

A spiral staircase leads to the top floor, which features a spacious open-plan area (42 m²). This space is comfortably furnished with a living area—complete with a TV and a cozy extendable sofa—and a sleeping area equipped with a 140x200 cm bed. Double sliding doors have been installed to allow for spatial separation if desired. There is also a cozy reading corner. Additionally, the apartment offers two functional, east-facing open rooms featuring large skylights with electric blinds; these are set up as an additional bedroom (160x200 cm bed) and a study/workspace with a desk and a narrow single bed (70x200 cm). The apartment is equipped with air conditioning. Smoking is prohibited inside the apartment (non-smoking property).

## Equipment & Features

### Basic equipment

- Internet/Wifi
- Private washing machine
- Towels
- Private parking space
- Vacuum cleaner
- TV
- Bedclothes
- Private toilet
- Aircondition
- Cleaning utensils

### Fireplace

- Bioethanol fireplace

### First supply

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

### Kitchen

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

## Informations

- Suitable for construction workers
- Short-term parking zone subject to a charge
- Pets forbidden
- Smoking not allowed
- Desk/Workplace
- Regular cleaning at extra cost

## Picture gallery



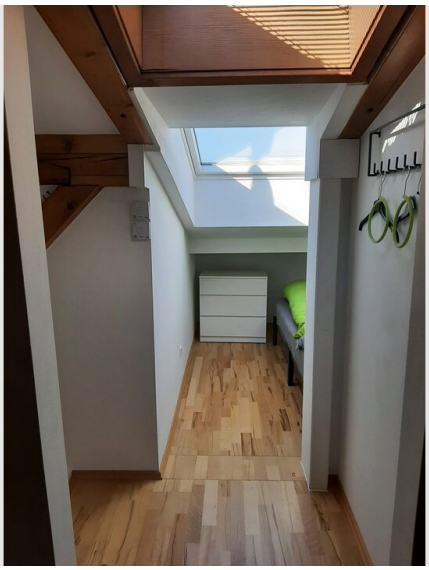


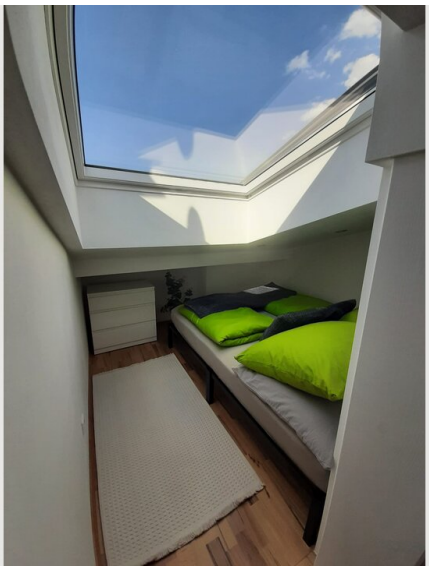








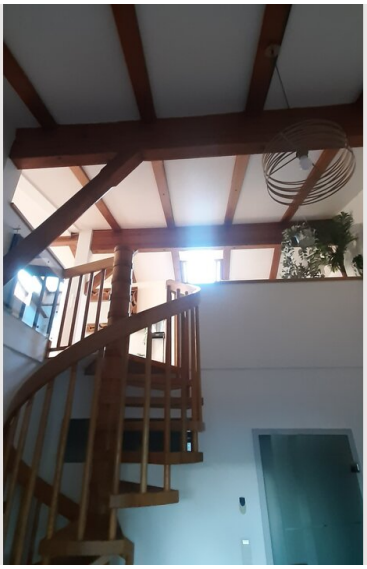


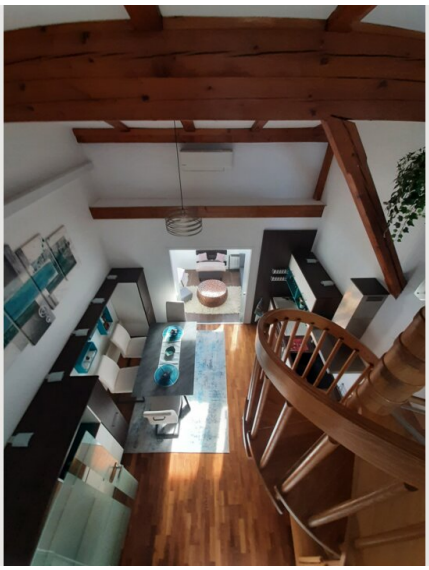






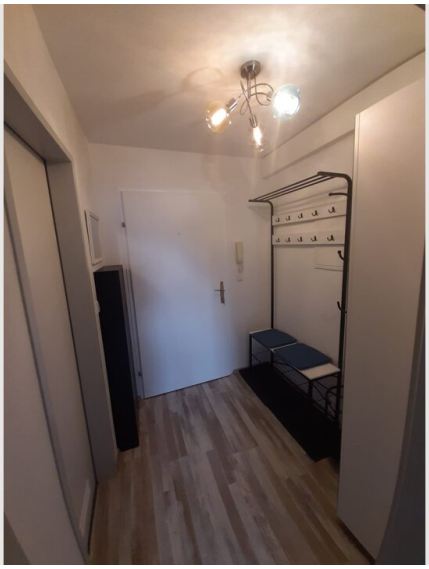








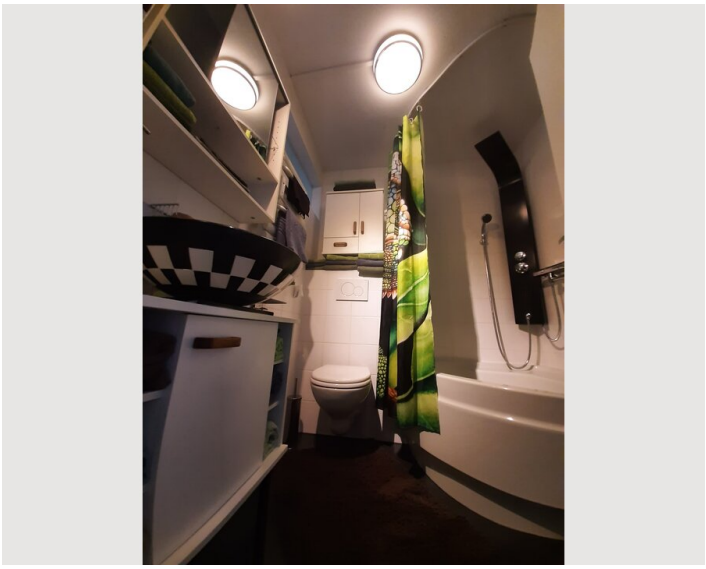












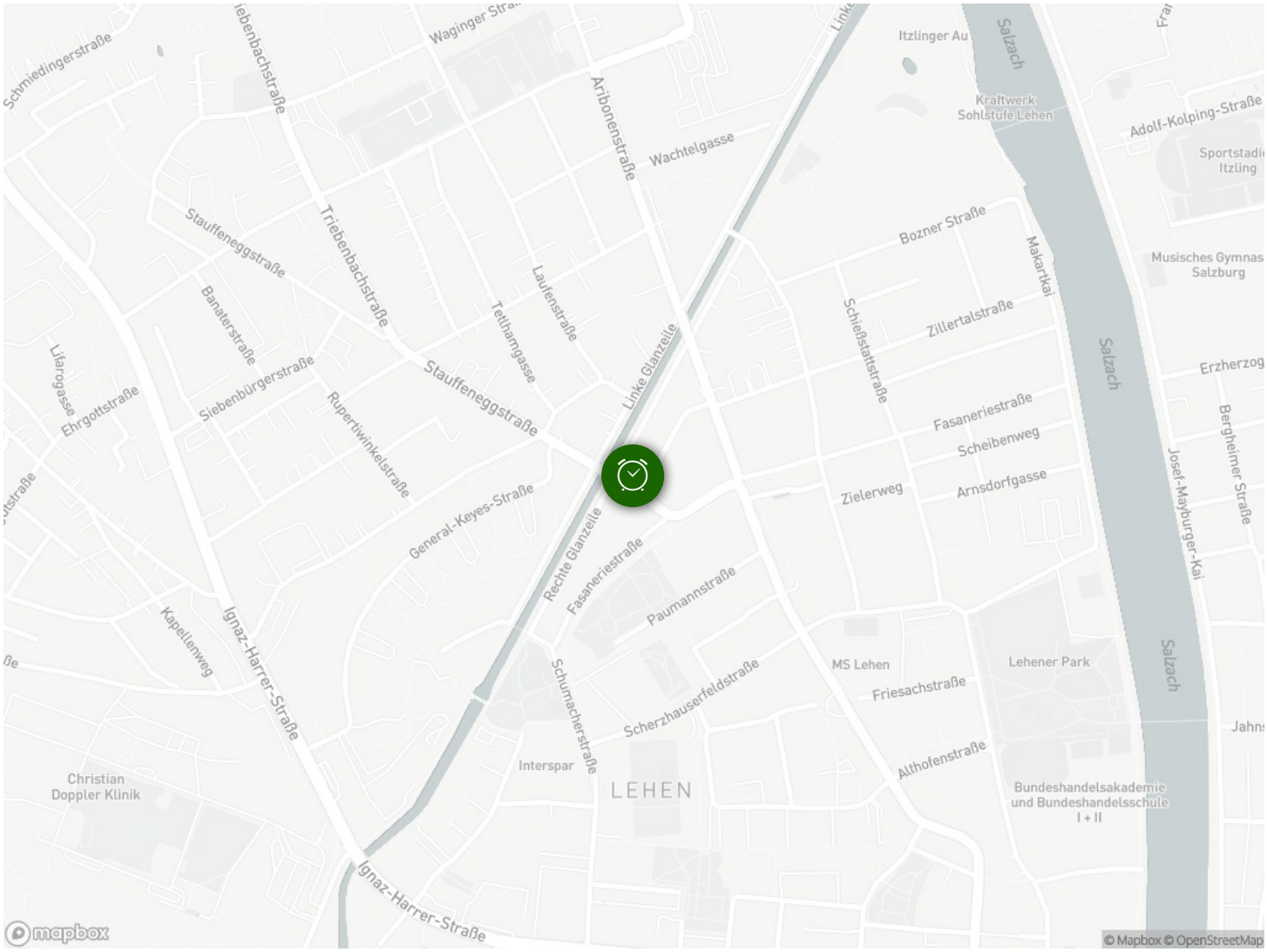


**Infrastructure**

- Supermarket: approx. 250 m
- central station: approx. 1.7 km
- center, town hall square: approx. 2.4 km
- approx. 5.3 km

The apartment is located in the Lehen district of Salzburg, offering excellent everyday infrastructure for professionals and expats. A BILLA supermarket is just steps away, with additional options including Lidl and further Billa branches all within easy walking distance, ensuring effortless daily shopping. Several cafés, restaurants and quick-service eateries are nearby, covering everything from a morning coffee to a casual lunch. Public transport connections are outstanding, with multiple bus stops (Bus routes 1, 7, 8, 11 und 17) reachable in under five minutes on foot, providing straightforward access to Salzburg city centre. For business travellers, project staff and anyone relocating temporarily, this location combines practical convenience with a well-connected urban setting that makes settling in immediately easy. A large playground and a park (recreational area) are located at Glanzspitz (a walk of approximately 600 m).

## Location


Schmiedingerstraße
Triebenbachstraße
Waginger Straße
Aribonenstraße
Wachtelgasse
Itzlinger Au
Salzach
Kraftwerk Sohlstufe Lehen
Adolf-Kolping-Straße
Sportstadion Itzling
Stauffeneggstraße
Triebenbachstraße
Bozner Straße
Makartkai
Musisches Gymnasium Salzburg
Banaterstraße
Laufenstraße
Tettelhamgasse
Schießstattstraße
Zillertalstraße
Lifarogasse
Ehrgottstraße
Siebenbürgerstraße
Stauffeneggstraße
Linke Glanzeile
Erzherzog
Rupertiwinkelstraße
Fasaneriestraße
Scheibenweg
Bergheimer Straße
General-Keyes-Straße
Zielerweg
Arnsdorfgasse
Josef-Mayburger-Kai
Rechte Glanzeile
Fasaneriestraße
Paumannstraße
Kapellenweg
Ignaz-Harrer-Straße
MS Lehen
Lehener Park
Schumacherstraße
Scherzhauserfeldstraße
Friesachstraße
Althofenstraße
Interspar
LEHEN
Christian Doppler Klinik
Bundeshandelsakademie und Bundeshandelsschule I + II
Ignaz-Harrer-Straße
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