



#0003002298

Modern Living on the Top

5400 Taxach



Purchase price: 398.000,00 €

Living Area: 68,00 m²

Rooms: 3

YOUR CUSTODIAN



Lukas Schubert

Immobilienberater

Raiffeisen Salzburg

lukas.schubert@immoraiffeisen.at

+43 664 6271937





DESCRIPTION

This 3-room apartment on the top floor boasts a large sun terrace and was completely renovated in 2021. A sophisticated renovation concept ensures that every detail has been thought of and everything has been planned and implemented with the utmost care.

The high-quality oak wood flooring was glued down and lends the apartment an appealing charm. The living-dining area scores with a swivel-mounted TV, while the kitchen is equipped with as-new electrical appliances and a raised dishwasher. The bathroom impresses with a walk-in shower and built-in cupboards from the carpenter. A separate WC with washbasin offers additional comfort.

The spacious bedroom has a built-in wardrobe for ample storage space. The children's room can also be used as a home office.

The apartment is also equipped with numerous smart features, including USB slots in the sockets, voice control for the lights and intelligent switching relays.

An extra-long underground parking space and a cellar compartment, which is supplied with electricity, offer additional convenience and storage space. The heated driveway to the underground garage ensures pleasant conditions even in winter.

The location in Rif is quiet and close to the Königssee, which ensures pure relaxation. The Olympic sports center is within walking distance and schools,



FITTINGS AND PROPERTIES

PROPERTIES



Category	Rooftop
Usage Type	Living
Sales Type	Buy
Form of ownership	Condominium
Year of construction	ca. 1995
Construction status	Finished
Heating	Self-Contained Central Heating: Gas
Car Spaces	Underground Garage

AREAS

Living Area	ca. 68 sqm
Cellar Area	ca. 6 sqm
Balcony Area	ca. 9 sqm

ENERGY CERTIFICATE

Available

Energy Certificate Date	12.12.2020
Valid until	11.12.2030
HWB-Value (KWh/m ² /a)	79,00
HWB Class	 C
fGEE Value	1,28
fGEE Class	 C

SEGMENTATION

Total Rooms	3
Bathrooms	1
Toilets	1
Bedrooms	2
Balconies	1

Einbauküche

Maßangefertigte Einbauschränke

Smarthome

Überdurchschnittlich viele Steckdosen



Tiefgaragenplatz mit Überlänge

Waschküche

Wäschetrockenraum

Fahrradkeller

FEATURES

Location	West, South, East, South-West	View	Mountain View, Distant View
Area	Dwelling Area, Suburban Area	Additional rooms and areas	Guest Toilet, Storeroom, Drying Room, Bike Room
Condition	Good condition	Age	New Building
Exploitation	Full developed, Development with Gas, Development with Water, Development with electricity, Development with telecommunication	Connections	Cable Duct, TV, Cable, Phone, Internet Connection
Floor	Parquet, Flagstone	Construction	Massive Construction
Furnished	Partially furnished, Fully furnished	Cellar	Basement Storage Room
Sanitation	Show	Kitchen	Kitchenette, Open Kitchen
Other	Garden Usage		



PRICES AND FINANCIAL INFORMATION

BASE PRICES

Unit Buy Price	398.000,00 €
----------------	--------------

RUNNING COSTS

Running costs	223,78 € incl. 10% VAT
Repair Costs	113,09 € incl. VAT
Running costs parking space	26,40 € incl. 20% VAT
Heating Costs	48,00 € incl. 20% VAT

TOTAL

Total Running Costs	411,27 € incl. VAT
Total buy price	398.000,00 €
Commission Buy	3% plus 20% VAT

SIDECOSTS

Costs for contract	Errichtung des Kaufvertrages und Treuhandchaft: lt. Rechtsanwalts- bzw. Notartarif
Purchase tax percent	3,5%
Land register entry percent	1,1%

FINANCIAL INFORMATION

Reserve Status	33.847,91 €
Reserve Deadline	31.12.2022



INFRASTRUCTURE AND SURROUNDING

The property is located in Rif, a quiet, sunny and sought-after residential area between Hallein and the Mozart city of Salzburg. There are numerous leisure opportunities in the immediate vicinity, such as cycling and hiking trails, the Rif sports center and the local recreation area on the Salzach. There are good transport links to the city center of Salzburg and the freeway. The mountains can also be explored from Rif.

INFRASTRUCTURE

Education

- < 1km: Kindergarten Rif
- < 1km: Volksschule Rif
- < 1km: Alterserweiterte Kinderbetreuung Hallein-Rif

Shopping

- < 1km: Billa

Transport

- < 500m: Bushaltestelle

Recreation

- < 1km: Golfclub Salzburg-Golfanlage Rif
- < 1km: Landessportzentrum Rif
- < 1km: Waldbad Anif

Gastronomy

- < 500m: Restaurant Kaiserhof
- < 500m: Restaurant Gasthof Brueckenwirt
- < 500m: Kaffe Mühle
- < 1km: Simmerl

Other

- < 500m: Raiffeisen BANK

Public Institution

- < 1km: Post



GALLERY



LINKS AND DOWNLOADS

[More information](#)

[Grundrissplan](#)

