



#0003002296

Stilvolle Eleganz: Terrassen-Wohnung in Anif-Hellbrunn

5081 Anif



Purchase price: 385.000,00 €

Living Area: 51,00 m²

Rooms: 3

YOUR CUSTODIAN



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DESCRIPTION

This 3-room apartment has been completely renovated. The precise planning and execution give the apartment a pleasant living atmosphere. High-quality materials and tasteful bespoke carpentry ensure that every room is used optimally.

The apartment is located on the first floor and has a large terrace and garden.

The inviting entrance hall leads to the bathroom with bathtub and a spacious living room. The separate kitchen has modern electrical appliances and a dishwasher. Two compact bedrooms offer plenty of space for restful nights. The large terrace invites you to relax outdoors.

There are only 10 apartments in total in this house, which makes for a pleasant atmosphere. The location in Anif is first class. This sought-after residential area offers local recreational opportunities and easy access to the highway. You live here on the outskirts of Salzburg, but still enjoy the proximity to the city. Hellbrunn Palace with its famous trick fountains and zoo are further advantages of the excellent location.



FITTINGS AND PROPERTIES

PROPERTIES



Category	Ground Floor Apartment
Usage Type	Living
Sales Type	Buy
Form of ownership	Condominium
Year of construction	ca. 1973
Construction status	Finished
Heating	Central Heating: Oil

AREAS

Living Area	ca. 51 sqm
Terrace Area	ca. 18 sqm

ENERGY CERTIFICATE

Available

Energy Certificate Date	19.12.2022
Valid until	18.12.2032
HWB-Value (KWh/m ² /a)	121,00
HWB Class	 D
fGEE Value	1,66
fGEE Class	 C

SEGMENTATION

Total Rooms	3
Bathrooms	1
Toilets	1
Bedrooms	2
Terraces	1

Einbauküche

Maßangefertigte Einbauschränke

Natursteinverflieste Terrasse

Waschküche

Trockenraum



Kellerabteil

Top-Lage

FEATURES

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



PRICES AND FINANCIAL INFORMATION

BASE PRICES

Unit Buy Price	385.000,00 €
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RUNNING COSTS

Running costs	130,48 € incl. 10% VAT
Repair Costs	50,52 € incl. VAT
Heating Costs	144,84 € incl. 20% VAT
Warmwater	27,18 € incl. 10% VAT

TOTAL

Total Running Costs	353,02 € incl. VAT
Total buy price	385.000,00 €
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	48.629,03 €
Reserve Deadline	31.12.2022



INFRASTRUCTURE AND SURROUNDING

Anif is located south of the city of Salzburg. The property is located close to Hellbrunn. Nature lovers can start a variety of different, beautiful walks directly from the house or go for an evening jog. Here, the rural neighborhood is combined with the proximity to the city of Salzburg. This makes Anif a sought-after and popular residential area.

INFRASTRUCTURE

Recreation

< 500m: Tiergarten Hellbrunn

< 500m: Sportzentrum Anif

< 1km: Waldbad Anif

Tourism

< 500m: Friesacher Holding

< 1km: Schloss Anif

Gastronomy

< 500m: Friesacher Stadl

< 500m: Schlosswirt Zu Anif-Hotel & Restaurant

< 500m: Anifer Muhlenbrot

< 500m: Café Anif

Shopping

< 500m: Schloßapotheke Mag.Pharm. Ingrid Kohlhofer

< 500m: Annalena Shop

< 500m: Maximarkt

Health

< 500m: Schloss-Apotheke

< 500m: Dr. Andreas Speil-Ostheim

< 1km: Dr. Tilman Fritsch

Education

< 1km: Volksschule



< 1km: Kindergarten Anif

Other

< 1km: Raiffeisen BANK

Public Institution

< 500m: Post

Transport

< 500m: Bushaltestelle



GALLERY



LINKS AND DOWNLOADS

[More information](#)

[Grundrissplan geändert 2](#)

