



#0003002315

## Entwicklungspotenzial: Baugrundstück in Salzburg

5020 Salzburg



Purchase price: 1.071.200,00 €

Base Area: 824,00 m<sup>2</sup>

### YOUR CUSTODIAN



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## DESCRIPTION

Pure development potential: undeveloped plot in a sought-after location in Salzburg-Liefering. The growing demand for real estate in Salzburg makes this plot particularly attractive. A high-density building plot awaits you here, which is still undeveloped. Despite the good connection to the city, Laufen-Straße offers a quiet residential area surrounded by greenery. This creates a pleasant living atmosphere and offers recreational opportunities in the countryside.

The investment potential of this property is enormous. As an undeveloped plot, it offers a wide range of possibilities for investors or builders. From the development of residential properties to commercial projects, there are various options that can be realized depending on need and interest. The Salzburg Exhibition Center is a three-minute walk away.

This is an opportunity to invest in a piece of land with great potential. The property does not currently have a building plot declaration.

We would like to point out that we act as dual agents and have a close economic relationship with the seller.



## FITTINGS AND PROPERTIES

### PROPERTIES

Category	Building Area, Mixed Area
Usage Type	Living
Sales Type	Buy
Form of ownership	Sole ownership

### AREAS

Base Area ca. 824 sqm

### ENERGY CERTIFICATE

*No, other cause*

### FEATURES

Area	Dwelling Area, Mixed Area
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**PRICES AND FINANCIAL INFORMATION****BASE PRICES**

Unit Buy Price	1.071.200,00 €
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**TOTAL**

Total buy price	1.071.200,00 €
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Commission Buy	3% plus 20% VAT
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**SIDECOSTS**

Purchase tax percent	3,5%
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Land register entry percent	1,1%
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## INFRASTRUCTURE AND SURROUNDING

Das Grundstück befindet sich in der Laufenstraße, einer ruhigen und dennoch gut erreichbaren Wohngegend in Salzburg-Liefering. Die Straße ist von einer angenehmen Atmosphäre geprägt, umgeben von gepflegten Wohnhäusern und Grünflächen. Die Infrastruktur ist ausgezeichnet, mit einfachem Zugang zu Geschäften, Schulen, und öffentlichen Verkehrsmitteln. Die Autobahnanbindung ist ebenfalls in unmittelbarer Nähe, was für eine gute Erreichbarkeit der umliegenden Regionen sorgt.



## GALLERY



## LINKS AND DOWNLOADS

[More information](#)

