Raiffeisen Immobilien
Maklerservice & Bewertung

#0015000789

Penthousewohnung mit direktem Seezugang

9872 Millstatt

Purchase price:	1.250.000,00 €
Living Area:	106,93 m²
Rooms:	3

YOUR CUSTODIAN

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DESCRIPTION

You're in luck if you've discovered this offer!

Imagine... the gentle rays of the morning sun streaming through the floor-to-ceiling,

expansive windows illuminating your apartment.... your first step leads you to the spacious rooftop terrace, where Lake Millstatt with its shimmering surface unfolds before you.

Take a deep breath, inhale the fresh lake air, stretch, and absorb the energy of the lake.... **the lake within reach!**

If you like this thought, we invite you to view this special **property with direct lake access** in Millstatt. See for yourself the unique magic of this place.

Fulfill your **dream of a lakeside penthouse** with breathtaking panoramic views of the Carinthian mountains.

The attractive residential complex close to the center of Millstatt was built in 2011. The apartment is in a very good and well-maintained condition.

The offer includes the spacious **penthouse apartment** with an area of approx. 107 m² and a panoramic terrace of 16.26 m².

Additional features include a basement storage room, a bathing cabin directly on the lake's shore, and a large underground parking space with an adjacent storage room.

Access to the lake is comfortable and barrier-free via an elevator, and the **private house-owned sunbathing lawn with dock and marina** offers a place to relax and enjoy.

The deck of the dock was recently renewed, allowing you to jump into the cool water. In every season, this area exclusively reserved for apartment owners on the lake will provide you with unforgettable moments.

There's also space in the small marina for YOUR boat.

You see... an incredibly fantastic property with unparalleled extras.

LOCATION:

Austria, Carinthia, located directly on Lake Millstatt, in Millstatt, with unique lake views and direct access to Lake Millstatt,

DISTANCES:

Spittal an der Drau 14 minutes 10.1 km

Salzburg 1 hour 55 minutes, 148 km

Grado, Upper Adriatic 2 hours 45 minutes, 225 km

Munich 3 hours 17 minutes, 279 km

Vienna 4 hours 25 minutes, 334 km

The broker is acting as a dual agent!

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FITTINGS AND PROPERTIES

PROPERTIES

Category	Flat
Usage Type	Living
Sales Type	Buy
Year of construction	2012
Heating	Underfloor Heating: District Heating
Car Spaces	Underground Garage

AREAS

Living Area	106,93 sqm
Total Area	106,93 sqm
Cellar Area	12,86 sqm
Terrace Area	16,91 sqm

ENERGY CERTIFICATE

Available

Energy Certificate Date	20.08.2019
Valid until	19.08.2029
Total Energy Performance Class	B
End Energy Demand Value	115,60
HWB-Value	52,50
HWB Class	C
fGEE Value	0,89
fGEE Class	B

SEGMENTATION

Total Rooms	3
Bathrooms	1
Toilets	2
Bedrooms	2
Terraces	1

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PRICES AND FINANCIAL INFORMATION

BASE PRICES

Unit Buy Price	1.250.000,00 €	

TOTAL

Total Running Costs	578,01 €	incl. VAT
Total buy price	1.250.000,00 €	
Commission Buy - Customer	3%	plus 20% VAT

SIDECOSTS

Costs for contract	Kosten lt. Tarif	
Purchase tax percent	3,5%	
Land register entry percent	1,1%	

INFRASTRUCTURE AND SURROUNDING

Nestled in gentle hills, wooded mountains, and the foothills of the Nockberge, the area offers numerous recreational opportunities. Whether hiking, cycling, swimming, diving, or boating – nature lovers will find enjoyment here year-round. In the colder months, the surrounding ski touring routes and nearby ski resorts of Goldeck, Bad Kleinkirchheim, and Katschberg provide a variety of winter experiences.

In recent years, the area around Lake Millstatt has developed into a sought-after place to live and vacation. Excellent transport connections, high quality of life, and a wide range of leisure activities make the region particularly attractive. Although situated in the midst of the Carinthian mountains, the Italian Adriatic coast is just about a 2.5-hour drive away – placing the entire Alps-Adriatic region right at your doorstep. The motorway entrance Spittal Millstätter See, reachable in just a few minutes by car, also allows commuters a quick journey home to their families and cozy homes.

INFRASTRUCTURE

Recreation

- < 500m: Surf- Und Segelschule Millstatt
- < 1km: Slow Trail Zwergsee

Gastronomy

- < 500m: Restaurant 1884 Hotel See-Villa
- < 1km: Greisslerei Millstatt
- < 1km: Lindenhof
- < 1km: Rathaus-Café

Health

- < 500m: Dr. Buchholzer
- < 1km: See-Apotheke

Education

- < 1km: Volksschule

Other

- < 1km: Raiffeisen Bank

Shopping

- < 1km: BILLA AG

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GALLERY

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