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# VERY BEAUTIFUL 3-ROOM APARTMENT WITH LARGE BALCONY IN TOP LOCATION NEAR THE SLOPE AND THERMAL SPA ST. KATHREIN (HAUS 19, WOHNANLAGE NR.2, TOP 19/2, WE 11)

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**BAD KLEINKIRCHHEIM / BACH / CARINTHIA / AUSTRIA**



ETW-BKK-Haus 2-Top 2-WE 11

## DESCRIPTION

For sale is a beautiful light filled fully furnished appartement with a large balcony with views to the southeast, two bedrooms and two bathrooms, open plan living room with fully fitted kitchen.

**Im Falle des Ankaufes entstehen dem Käufer folgende Nebenkosten, die vom Kaufpreis berechnet werden:**

3.5 % Grunderwerbssteuer, 1.1 % Grundbucheintragung, 3.0 % zzgl. 20 % MwSt. Vermittlungsprovision,  
Vertragskosten lt. Anwalts- oder Notariatstarif

Die angegebenen Daten stammen vom Eigentümer und/oder Dritten und wurden mit Sorgfalt erhoben. Für die Richtigkeit und Vollständigkeit wird keine Haftung übernommen. Zahlenangaben können gegebenenfalls gerundet oder geschätzt sein. Das Anbot ist freibleibend und unverbindlich. Irrtümer und Änderungen sind vorbehalten. Wir weisen darauf hin, dass wir als Doppelmakler, also für Käufer/Mieter und Verkäufer/Vermieter tätig sind.

It is a small two-and-a-half-story residential complex, consisting of only 6 apartments, was completed around 2006 and has a typical-traditional mountain house character with white lime plaster facade and solid wood elements.

During the construction of the complex, consideration was given to the use of high-quality building materials and the outdoor facilities were carefully designed with shrubs and trees.

The three-room apartment in question with balcony is located on the first floor from the main entrance, on the 1st floor from the garage and faces southwest.

All the equipment of the apartment is of high quality and classic taste.

With solid wooden floorboards, practical custom-made carpenter furniture made of solid wood, the bathrooms are equipped with marble tiles and marble washbasins. The appartement offers comfort living in the middle of a preferred residential area close to the ski slopes.

A garage parking space or a car parking space can be purchased.

## POSITION

### Bad Kleinkirchheim – Centre

The location is idyllic, sunny, traffic-calmed and quiet due to the No through road!

The ski lifts or mountain railroads and the spa can be reached on foot in a few minutes.

Distances from the residence to

|                        |   |                    |
|------------------------|---|--------------------|
| Therme St. Kathrein    | - | approx. 500 meters |
| Skilift Sonnwiesenbahn | - | approx. 150 meters |
| Skilift Maibrunnbahn   | - | approx. 450 meters |
| Tourist office         | - | approx. 500 meters |

Bad Kleinkirchheim is known beyond national borders and is a popular hiking, skiing, golf and spa resort. Bad Kleinkirchheim is located in the mountains Nockberge and offers an interesting tourist programme for young and old all year round.

Bad Kleinkirchheim has all the infrastructural facilities that are important for everyday life, such as restaurants, supermarkets, doctors, a pharmacy and public transport.

**In case of purchase following additional expenses become due from the purchase price:**

3,5 % tax on real estate transactions, 1,1 % free for the land register entry, 3,0% commission + 20 % tax, contract-establishment-cost for notary or lawyer

The Römerbad and the St. Kathrein Therme, which are at the same time family baths, spa baths and health world in one, have only recently been modernised and offer wellness at a high level.

The World Cup resort with over 103 kilometres of pistes comes up trumps with many hours of sunshine and a charming atmosphere. Whether horse-drawn carriage rides, ice skating, skiing, snowboarding, cross-country skiing, tobogganing, winter hiking, snowshoe hiking or ice skating, winter in Bad Kleinkirchheim and the Nockberge mountains is as multifaceted as the wishes and demands of the guests themselves. Afterwards, numerous rustic huts around Bad Kleinkirchheim invite you to warm up by the fireplace.

Due to the mild climate, the altitude and the shady trees, this place enjoys great this place is also very popular in the height of summer.

Lake Millstattattersee can be reached in about 15 minutes by car, Lake Brennsee in about 15 minutes by car, Lake Ossiachersee in about 40 minutes by car and Lake Wörthersee in about 50 minutes by car.

|                           |  |
|---------------------------|--|
| <b>ELEVATOR</b>           | no   |
| <b>LIVING SPACE</b>       | approx. sqm. 65,29                               |
| <b>ROOMS</b>              | 3  |
| <b>BALCONY</b>            | 1  |
| <b>AVAILABILITY</b>       | immediately                                      |
| <b>ENERGY CERTIFICATE</b> | HWB 71,6 kWh/m <sup>2</sup> a, fGEE 1,02         |
| <b>PURCHASE PRICE</b>     | € 295.000,00 additional cost for a parking space |
|                           | Costs for garage parking space € 12.000,00       |
|                           | Costs for car parking space € 7.000,00           |

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The data presented comes from the owner and/or third parties and have been collected with care. However, no liability is assumed for the correctness and completeness. Figures may optionally be rounded or estimated. The statement of intent is non-binding. Errors and changes are reserved.