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## BEAUTIFUL 2-ROOM APARTMENT WITH BALCONY AND WELLNESS AREA IN WONDERFUL PANORAMIC LOCATION

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### BAD KLEINKIRCHHEIM / CARINTHIA / AUSTRIA



ETW-BKK-556

#### DESCRIPTION

This property is a fully furnished 2-room flat flooded with natural light with a sunny balcony and a wonderful view of the "Franz-Klammer-Abfahrt". The flat is located on the first floor of an extremely well-kept residential complex, which also includes a garage parking space.

The representative and covered entrance area leads to the interior of the prestigious residential complex, which has spacious communal areas, an exclusive wellness area for the private use of the owners and a practical ski room.

In case of purchase following additional expenses are due calculated on the basis of the purchase price:  
3,5 % property transfer tax, 1,1 % Land Register registration fee (title to property), 3,0% real estate brokerage commission plus 20 % VAT,  
costs of drafting of purchase agreement by the commissioned notary or lawyer.

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.

**POSITION**

**Bad Kleinkirchheim - Centre**

The "Römerbad" thermal spa and the Kaiserburgbahn cable car with access to the entire ski area are just a few minutes' walk away.

The position in the middle of the UNESCO Biosphere Park Nockberge and the immediate proximity to the mountain lift and the ski slope as well as to the thermal baths and the golf course make the location of this property particularly attractive for winter and summer sports or recovery of any kind. Bad Kleinkirchheim has all the infrastructural facilities that are important for everyday life, such as restaurants, supermarkets, doctors, pharmacy, banks and public transport. The World Cup resort with over 103 kilometers of ski pistes with many hours of sunshine and a charming welcoming atmosphere.

The Römerbad and the St. Kathrein Therme, which are family baths, spa baths and health world in one, offer wellness at the highest level.

The 18-hole golf course with clubhouse and good restaurant offers golf enthusiasts great opportunities.

The Turrach skiing area can be reached in about 25 minutes by car and the Falkert skiing area in about 20 minutes by car. Lake Afritz and Lake Millstätter See can also be reached in 20 minutes by car.

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**SIZE OF LIVING AREA AND USABLE SPACE**

Approx. sqm 53 m<sup>2</sup>

**ROOMS**

2

**ROOM LAYOUT**

Entrance hall, living/dining/kitchen area with access to the Balcony, bedroom, bathroom (shower + wash basin + WC + bidet)

**PARKING PLACE**

1 garage parking

**AVAILABILITY**

Immediately

**ENERGY CERTIFICATE**

HWB 92,8 kWh/m<sup>2</sup>a, fGEE 1,26

**PURCHASE PRICE**

€ 250.000,00

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