



IMMOBILIEN  
CONSULTING

GESELLSCHAFT M.B.H.

**Kanzlei Villach**

Italiener Straße 40/1/2, 9500 Villach

Tel. +43 4242 / 57 854

Fax. +43 4242 / 55 233

flechl@immobilien-consulting.at

**Mobil: +43 660 / 57 854 00**

**Kanzlei Bad Kleinkirchheim**

Dorfstraße 91, 9546 Bad Kleinkirchheim

Tel. +43 4242 / 57 854

Fax. +43 4242 / 55 233

flechl@immobilien-consulting.at

**Mobil: +43 650 / 30 800 46**

UID-Nr.: ATU 392 310 05, Bezirksgericht Villach, FN 112818 i

**Bank für Kärnten und Steiermark**

BIC: BFK KAT 2K

IBAN: AT 881 700 000 153 181 500

... CLOSE TO THE SKI-LIFT ...  
INTERESTING PROPERTY WITH 5 RESIDENTIAL  
UNITS, GARAGE AND SPECIAL DESIGNATION  
LEISURE RESIDENCE!

\*\*\*

**BAD KLEINKIRCHHEIM / STAUDACH / CARINTHIA / AUSTRIA**



H-BKK-43

**DESCRIPTION**

Here we offer you a spacious, three-storey apartment building with garage, which is situated on a plot of around 1,000 m<sup>2</sup> and consists of 5 residential units with around 230 m<sup>2</sup> of usable living space.

**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.

The property has a special zoning for leisure residence.

The building was originally constructed in the 1970s, with the conversion and construction of the 4 residential units taking place in 2020.

The basement flat with a separate entrance has not been renovated and is in the style of the 1970s. For this unit there is a lifelong right of residence registered in the land register for an elderly lady born in 1941 who has been living in a retirement and nursing home for about 3 years.

**POSITION**

**Bad Kleinkirchheim - Staudach - St. Oswald - close to the Nockalm cable car**

The property is located in the district of Staudach, about 700 meters from the Nockalmbahn-St. Oswald and about 5 minutes by car from the center of Bad Kleinkirchheim.

The location in the middle of the UNESCO Nockberge Biosphere Park and the immediate proximity to the mountain railroad and ski slope as well as the thermal baths and golf course make the location of this property particularly attractive for winter and summer sports or recreation of all kinds.

Bad Kleinkirchheim has all the infrastructure 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 pistes boasts many hours of sunshine and a hospitable, charming atmosphere.

The Römerbad and the St. Kathrein Therme, which are a family pool, spa and health world all in one, offer wellness at a high level.

In summer, golfers also get their money's worth on the 18-hole course with clubhouse (with good restaurant), which is embedded in a unique landscape.

The Turrach and Falkert skiing and hiking areas are each around 15 minutes away by car and Lake Millstatt and Lake Brennsee are also just a few minutes away by car.

**PLOT SIZE**

1.004 sqm

**YEAR OF CONSTRUCTION**

Original year of construction around 1970

**SIZE OF LIVING AREA AND USABLE SPACE**

Approx. 190 sqm plus basement flat with approx. 40 sqm

**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.

<b>PARKING PLACE</b>	1 garage parking space, sufficient parking spaces on the property's own land, whereby a corresponding pavement still has to be created;
<b>AVAILABILITY</b>	Immediately
<b>PURCHASE PRICE</b>	€ 750.000,00

---

**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.

Top 1



**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.



Top 2



**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.

Top 3

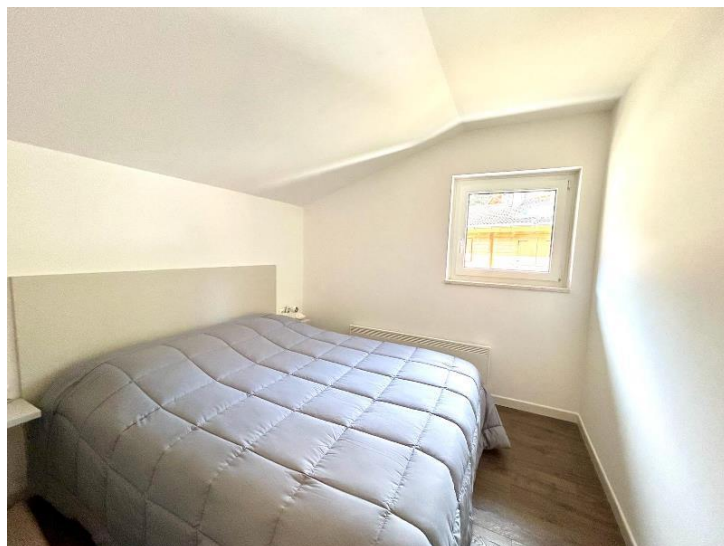


**In case of purchase following additional expenses are due calculated on the basis of the purchase price:**  
3,5 % property transfer tax, 1,1 % Land Register registration fee (title to property), 3,0% real estate brokerage commission plus 20 % VAT,  
costs of drafting of purchase agreement by the commissioned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



## Top 4



**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.