



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

# CHARMING 2-ROOM APARTMENT WITH TWO BALCONIES BETWEEN FALKERT UND TURRACHER HÖHE

\*\*\*

**EBENE REICHENAU / NEAR BAD KLEINKIRCHHEIM, HOCHRINDL, FALKERT  
AND TURRACHER HÖHE / CARINTHIA / AUSTRIA**



ETW-BKK-123

**DESCRIPTION**

This small, very well-maintained and as good as new 2-room flat is located on the 2nd floor of a new residential complex in Ebene Reichenau and has 2 balconies with a beautiful view.

**POSITION**

**Ebene Reichenau – near Bad Kleinkirchheim and Turracher Höhe**

The residential complex is situated in a quiet location in Ebene Reichenau, an ideal starting point for numerous leisure activities. The village of Ebene Reichenau has all the infrastructural facilities that are important for everyday life, such as specialist and food markets, doctor, bank, restaurants and public transport.

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.

**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.

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

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 Brennssee in about 15 minutes by car, Lake Ossiachersee in about 40 minutes by car and Lake Wörthersee in about 50 minutes by car.

The 34 km long Nockalm Road between Innerkrems in the north and Ebene Reichenau in the south is one of the most beautiful alpine roads you can experience by car, motorbike and bus.

With gentle gradients, the panoramic road winds its way up and down between the "Nock'n" in 52 hairpin bends and numerous curves. Again and again there are new views, for example of the largest Swiss stone pine forest in the Eastern Alps, the round, green mountain peaks of the Nock mountains and the lush alpine pastures. Along the Nockalm Road, numerous free exhibitions can be discovered - and hiking with hearty catering in various mountain inns can become an eventful leisure experience.

2

|                            |  |
|----------------------------|--|
| <b>SIZE OF LIVING AREA</b> | Approx. 46 sqm   |
| <b>ROOMS</b>               | 2  |
| <b>ROOM LAYOUT</b>         | Anteroom, living-dining area with kitchen and exit to the balcony, bedroom, bathroom (shower, handwash basin, WC, bidet) |
| <b>PARKING PLACE</b>       | General car parking space in front of the apartment complex  |
| <b>AVAILABILITY</b>        | Availability by arrangement  |
| <b>ENERGY CERTIFICATE</b>  | HWB 31,6 kWh/m <sup>2</sup> , fGEE 1,06  |
| <b>PURCHASE PRICE</b>      | € 150.000,00   |

**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.



**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.