202 m²   Aurach bei Kitzbühel, Rakousko   2 893 870 EUR / 72 853 177 CZK

WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

Mgr. Jesika Schopper

FOREIGN PROPERTY SPECIALIST

jesika.schopper@luxent.cz

+420 778 771 771

Order number	**N6879**	Price	**2 893 870 EUR / 72 853 177 CZK**
Address	**Aurach bei Kitzbühel, Rakousko**	Type	**Houses**
Category	**Villa**	Usable area	**202 m²**
Number of rooms	**5 and more rooms**	Land area	**202 m²**
Energy performance of the building	**G - Extremely uneconomical**	Parking	**Yes**
Balcony	**35 m²**	Terrace	**49 m²**
Cellar	**7 m²**		

About real estate

We offer for sale an exclusive 4 bedroom apartment in modern alpine style, located in the attractive location of Aurach near Kitzbühel, just 5 kilometers from the center of the popular town of Kitzbühel. This newly completed three-storey property has a usable floor area of 202 sqm and, in addition to spectacular views of the countryside, also offers a location close to popular ski resorts.

On the ground floor there is a luxurious wellness centre, a bedroom and a bathroom, each with direct access to a spacious 49 m² terrace. The breathtaking views of the surrounding mountains from the 16 m² balcony on the first floor, which can be reached by personal lift or staircase, is another of the many attractions of this property. This floor has two spacious bedrooms and two bathrooms.

The heart of the house, however, is the upper floor, where there is a bright and spacious living room and dining room with an open kitchen and an additional 20 m² balcony. You will also find a bedroom with en-suite bathroom.

Parking spaces for cars or golf carts can be purchased for the property at an additional cost.

Aurach near Kitzbühel is a village with 1,104 inhabitants, offering many cultural sights and surrounded by the beautiful nature of the Kitzbühel Alps, including the nearby Eichenheim Golf Course. Hotspots such as Innsbruck and Salzburg are easily accessible from Aurach, making this location ideal for skiing, hiking and anyone who wants to enjoy an active life in beautiful natural scenery.

For more information or to arrange a tour, please contact us.

Luxent | Exclusive Properties

LUXENT s.r.o., Pařížská 205/23, Praha - Josefov | www.luxent.cz| info@luxent.cz | +420 731 300 400.