



Chalet-style apartments with a fantastic view to the "Wilder Kaiser" mountain

Property no. **2523**

This residential building with a total of only 5 exclusive units was built in a particularly beautiful spot above the town center. They are kept in the popular chalet style with old wood, an open fireplace, oak floorboards and the two penthouse apartments have a magnificent exposed roof truss. The location is perfect for getting straight to the house from the ski slopes or for taking your first turns towards the valley right outside the door - ski-in/ski-out is true luxury. The center with its shops and many restaurants is also easily accessible on foot. The view of the valley and above all of the Wilder Kaiser Mountains opposite is breathtaking and becomes a constant companion.

The photos show one of the two penthouse apartments, which have been developed as a maisonette with a gallery - the Top 5 described in detail below has approx. 240 sqm living space. plus approx. 128 sqm partly covered terraces, 3 parking spaces in the underground car park and costs EUR 4,280,000 including furnishings and fittings.

The entrance area with cloakroom and utility room flows smoothly over to the custom-made kitchen. It is comprehensively equipped with a central kitchen block, plenty of storage space and a small, elevated dining area with bar stools. Next is the large dining area, which is open to the gallery and impresses with its enormous ceiling height. The living room with a cozy reading corner, designer sofas and chairs, and an open fireplace is flanked by panoramic glazing with a view of the Kaiser. On this level are also the guest toilet and two of the four bedrooms, each with its own bathroom (can also be used as an office, etc.).

The gallery offers two bedrooms, each with its own bathroom, dressing room and a private sauna, also with a fantastic view of the Kaiser. The comfortable loungers invite you to relax after a sporty day.

The generously dimensioned storage spaces in the form of a 19 sqm basement and a separate sports cloakroom, which can be reached after outdoor activities with direct access from the outside, have also been well thought out. 3 parking spaces are allocated in the underground car park.

The following units would still be available and are currently unfurnished:

Top 1: EUR 2,980,000 - 4 bedrooms/4 bathrooms, living space approx. 220 sqm + terraces approx. 82 sqm + 2 parking spaces in the underground car park

Top 3: EUR 3,880,000 - 5 bedrooms/5 bathrooms, living space approx. 245 sqm + terraces approx. 82 sqm + 2 parking spaces in the underground car park

Top 4 penthouse apartment: EUR 3,980,000 - 4 bedrooms/4 bathrooms, living space. approx. 235 sqm + terraces approx. 82 sqm + 3 parking spaces in the underground car park

There are three more parking spaces outdoors, which can be purchased if required and are otherwise available to the guests of the house.

The statements mentioned above are based on information and documents provided by the owner. All information is supplied without guarantee.

Please note that there is a close familial or economic relationship between the broker and the client.

The agent acts as a double broker.



Details

■ **Adress** AUT-6352 Ellmau

■ **Living space** approx. 235 sqm

■ **Patio area** approx. 52 sqm

■ **Balcony space** approx. 24 sqm

■ **Room** 5

■ **Bathrooms** 4

■ **Loggia** 1

■ **Purchase price** € 4,200,000.00

■ **Commission** 3% des Kaufpreises zzgl. 20% USt.

■ **Category** Wohnung

Your contact person



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