



Apartments in sunny quiet location with mountain view

Property no. **2602**

LOCATION

On a sunny, quiet hill with magnificent views of the surrounding mountains and within walking distance to the center of Kirchberg with all its restaurants, bars and shopping facilities, a high-quality apartment house is being built, which meets all the requirements for comfortable living.

ROOM LAYOUT/EQUIPMENT

On a total of 5 floors, 15 apartments and a large penthouse will be built, completely and luxuriously furnished by a local furnishing house.

The apartment sizes range from approx. 65 - 186 m² (1-3 bedroom apartments) plus balcony/terrace/garden. The pictures are symbolic images of different apartment units.

As an example the apartment top 14 on the 3rd floor with approx. 153 m² (3 bedrooms, 2 bathrooms) and approx. 31 m² terrace is presented.

Old wood elements are combined with custom-made built-in furniture, modern seating areas, oak floorboards and high-quality stone and fixture applications in bathrooms and kitchens, equipped with modern kitchen appliances. Windows and patio doors will be fitted with electrically operated Venetian blinds for shading.

The new building will be constructed according to climate-active standards, which have already led to a climate award by the responsible Austrian Federal Ministry for the Environment. Space heating and hot water are provided by geothermal energy, and a photovoltaic system is being installed on the roof of the building to produce electricity. A soft underfloor cooling system is also planned.

High-quality technical equipment.

INFORMATION

The number of parking spaces depends on the size of the apartment and is included in the purchase price.

Bicycle room

Cellar compartment per unit

The quoted purchase price includes furnishings.

Commission: 3% + 20% VAT

The above information is based on information and documents of the owner and is without guarantee on our part.

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-6365 Kirchberg in Tirol

■ **Proximity** Zentrum von Kirchberg

■ **Living space** approx. 153 sqm

■ **Balcony space** approx. 31 sqm

■ **Room** 3

■ **Bathrooms** 2

■ **Floors** 5

■ **Purchase price** € 3,530,000.00

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

■ **Obtainable from** Herbst 2024

■ **Year of construction** 2022

■ **Energy efficiency class** B

■ **Energy efficiency class** A+

■ **Category** Wohnung

Your contact person



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