



Apartments in sunny quiet location with mountain view

Property no. **2602**

GENERAL INFORMATION

On a sunny, tranquil hillside with stunning views of the surrounding mountains and within walking distance to the center of Kirchberg with its array of restaurants, bars, and shopping opportunities, a high-quality apartment building has been constructed to meet every expectation of comfortable living. From a spacious underground garage offering 1 to 3 parking spaces depending on the apartment size, an elevator, bicycle storage, a dedicated cellar unit per apartment, and outdoor spaces in the form of balconies or terraces, to premium technical features, no detail has been overlooked.

The new building was constructed following "klimaaktiv" standards, which have already earned it a climate award from the Austrian Federal Ministry for the Environment. Space heating and hot water are powered by geothermal energy, and a photovoltaic system for electricity production is installed on the building's roof. Additionally, a gentle underfloor cooling system is included for enhanced comfort.

Spread over five floors, the development offers 15 apartments and a grand penthouse, all fully furnished with luxurious interiors by a local design house. Reclaimed wood elements are seamlessly integrated with custom-built furniture, modern seating arrangements, oak flooring, and premium stone and fixture accents in the bathrooms and kitchens, equipped with state-of-the-art appliances. Windows and terrace doors are fitted with electrically operated exterior blinds for optimal shading.

AVAILABLE APARTMENTS

The prices listed below include complete furnishings, meaning the apartments are move-in ready. Exceptions are the ground floor apartments Top 2 and Top 3, which are furnished only with bathroom fixtures and otherwise left unfurnished.

■ **Top 1 Ground Floor:** Living/usable area approx. 64.7 m² // Terrace: approx. 28.9 m² // 1 bedroom, 1 bathroom // Parking space: 1 // Price: €670,000

- **Top 2 Ground Floor:** Living/usable area approx. 64.9 m² // Terrace: approx. 28.1 m² // 1 bedroom, 1 bathroom // Parking space: 1 // Price: €584,000
- **Top 3 Ground Floor:** Living/usable area approx. 91.3 m² // Terrace: approx. 68 m² // 2 bedrooms, 1 bathroom // Parking space: 1 // Price: €963,000
- **Top 4 1st Floor:** Living/usable area approx. 83.9 m² // Terrace: approx. 59.5 m² + Garden: approx. 92 m² // 2 bedrooms, 1 bathroom, sauna // Parking space: 1 // Price: €1,343,000
- **Top 5 1st Floor:** Living/usable area approx. 85.5 m² // Balcony: approx. 18.9 m² // 2 bedrooms, 1 bathroom // Parking space: 1 // Price: €1,310,000
- **Top 7 1st Floor:** Living/usable area approx. 64.9 m² // Balcony: approx. 5.4 m² // 1 bedroom, 1 bathroom // Parking space: 1 // Price: €937,000
- **Top 8 1st Floor:** Living/usable area approx. 91.0 m² // Balcony: approx. 12.8 m² // 2 bedrooms, 1 bathroom // Parking spaces: 2 // Price: €1,391,000
- **Top 9 2nd Floor:** Living/usable area approx. 83.7 m² // Balcony: approx. 19.3 m² // 2 bedrooms, 1 bathroom, sauna // Parking spaces: 2 // Price: €1,550,000
- **Top 10 2nd Floor:** Living/usable area approx. 85.1 m² // Balcony: approx. 19.9 m² // 2 bedrooms, 1 bathroom // Parking spaces: 2 // Price: €1,575,000
- **Top 11 2nd Floor:** Living/usable area approx. 64.7 m² // Balcony: approx. 12 m² // 1 bedroom, 1 bathroom // Parking space: 1 // Price: €1,181,000
- **Top 12 2nd Floor:** Living/usable area approx. 161.5 m² // Balcony: approx. 39.8 m² // 3 bedrooms, 2 bathrooms, sauna // Parking spaces: 2 // Price: €3,786,000
- **Top 13 3rd Floor:** Living/usable area approx. 83.5 m² // Balcony: approx. 19.3 m² // 2 bedrooms, 1 bathroom, sauna // Parking spaces: 2 // Price: €2,150,000
- **Top 14 3rd Floor:** Living/usable area approx. 152.7 m² // Balcony: approx. 31.9 m² // 3 bedrooms, 2 bathrooms, sauna // Parking spaces: 2 // Price: €3,628,000
- **Top 15 3rd Floor:** Living/usable area approx. 161.5 m² // Balcony: approx. 39.8 m² // 3 bedrooms, 2 bathrooms, sauna // Parking spaces: 2 // Price: €3,950,000
- **Top 16 Penthouse:** Living/usable area approx. 183.4 m² // Terrace: approx. 137.7 m² // 3 bedrooms, 2 bathrooms, sauna, open fireplace // Parking spaces: 3 // Price: €4,990,000

ADDITIONAL INFORMATION

Brokerage fee: 3% + 20% VAT

The above details are based on information and documents provided by the owner and are subject to change without warranty.

Photos: (c) Gornik Immobilien

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** on request

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

■ **Obtainable from** sofort

■ **Year of construction** 2022

■ **Energy efficiency class** B

■ **Energy efficiency class** A+

■ **Category** Wohnung

Your contact person



PETER MARSCHALL

Phone [+43 664 44 353 22](tel:+436644435322)

E-mail office@marschall.at

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