



🏠 84 m<sup>2</sup> 📄 Kirchberg in Tirol, Rakousko 💰 990 000 EUR / 24 923 250 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	<b>N7225</b>	Price	<b>990 000 EUR / 24 923 250 CZK</b>
Address	<b>Kirchberg in Tirol, Rakousko</b>	Type	<b>Apartments</b>
Disposition	<b>3 + kitchenette</b>	Usable area	<b>84 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Floor	<b>1st floor</b>
Parking	<b>1</b>	Garage	<b>Yes</b>
Terrace	<b>15 m<sup>2</sup></b>	Cellar	<b>4 m<sup>2</sup></b>

## About real estate

We offer for sale a spacious apartment of 132 m<sup>2</sup> in the desirable location of Kirchberg in the Austrian Tyrol. This smaller building from 2004, which comprises five apartments and two offices on the ground floor, guarantees a quiet environment ideal for holiday living.

The apartment has a usable area of 84 m<sup>2</sup> and offers a generous living room with a dining area and a fully equipped kitchen. There are also two bedrooms, two bathrooms and a terrace (15 m<sup>2</sup>), which offers panoramic views of the Hohe Salve and the Kitzbüheler Horn. The living area has a tiled stove, which contributes to the cosy atmosphere.

The apartment includes a parking space in the underground garage, a spacious storage room and a private wellness area. In case of interest, it is possible to convert the ground floor office (71 m<sup>2</sup>) into additional living space, which is also for sale.

Kirchberg is sought after for its proximity to Kitzbühel, its abundant opportunities for winter sports and summer activities, including the KitzSki ski area, hiking trails and bike paths. The area also offers cultural activities, traditional festivals and excellent accessibility from larger towns. Kirchberg in Tyrol is an ideal location for those looking to invest in a holiday home with access to beautiful countryside and activities all year round.

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